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PLANNING DEPARTMENT

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EXEMPTION FROM ENVIRONMENTAL REVIEW

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1334E
Project Title: 1179-1189 Tennessee Street
Zoning: NC-2 (Small-Scale Neighborhood Commercial District)
50-X Height and Bulk District
Block/Lot: 4172/053
Lot Size: 6,200 square feet
Project Sponsor: Regan Carroll, owner
(415) 640-8000
Staff Contact: Jeanie Poling - (415) 575-9072
jean.poling@sfgov.org

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415.558.6377

PROJECT DESCRIPTION

The project site is located at 1179-1189 Tennessee Street on the east side of Tennessee Street between 22nd and 23rd Streets in the Dogpatch Historic District of the Potrero Hill neighborhood. The project involves the construction of a 50-foot-high, four-story-with-mezzanine-over-basement/garage mixed use building on an existing vacant lot. The proposed 20,924-gross-square-foot building would contain eight residential condominiums, three commercial condominiums, and 12 parking spaces.

EXEMPT STATUS

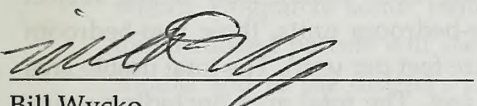
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

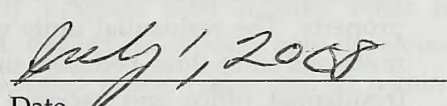
REMARKS

Please see next page.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Regan Carroll, Project Sponsor
Jeanie Poling, Planning Department
Tim Frye, Southeast Quadrant Planning Department
Supervisor Sophie Maxwell, District 10
Janet Carpinelli and Susan Eslick, Dogpatch Neighborhood Association

Virna Byrd, Master Decision File
Historic Preservation Distribution List
Sue Hestor
Douglas Gower

DOCUMENTS DEPT.

JUL 11 2008

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REMARKS**Historic Resources**

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject is a historical resource as defined by CEQA, and whether the proposed project would cause a substantial adverse change in the significance of off-site historical resources. The Planning Department's historical resource determination for the subject property is contained in a memorandum from Tim Frye, Preservation Planner, to Jean Poling, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 1179-1189 Tennessee Street*, dated May 5, 2008. A copy of this memorandum is attached.

The project is new construction on a vacant site and therefore would not result in impacts on on-site historic resources. The subject site is located within the Dogpatch Historic District; the proposed project plans were evaluated to determine whether the project would have an adverse effect on off-site historical resources. Preservation Staff reviewed the proposed project plans and determined that the project would meet the Secretary of the Interior's Standard #9 for infill construction within a historic district; therefore, the project would not have an adverse impact on off-site historic resources.

In-Fill Development

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

Existing Zoning. The project would be consistent with the General Plan and current zoning designations. The project would convert a vacant lot to a mixed residential/commercial building with accessory parking, and would be compatible with the densely developed area, in which single- and multi-family residential development is supported by retail and service uses in the surrounding blocks. Approval of the proposed project would result in the construction of eight residential condominiums (totaling 10,965 square feet), three commercial condominiums (totaling 2,586 square feet), and 12 parking spaces (totaling 4,685 square feet) on the subject property. The residential units would consist of two one-bedroom units, three two-bedroom units, and three three-bedroom units (averaging 1,371 square feet per unit). The total usable area (residential, office, and parking) would be 18,236 square feet. The total area (including stairs, corridors, and other common areas) would be 20,924 gross square feet.

The site lies within a 50-X height and bulk district and within an NC-2 (Small-Scale Neighborhood Commercial District) zoning district. Proposed at 50 feet in height, the project would comply with the 50-foot height district designation. The NC-2 District permits mixed-use buildings with new commercial development at the ground and second stories and housing development in upper stories at a density of one unit for each 800 square feet of lot area, with

any remaining fraction of 1/2 or more of the minimum amount of lot area per dwelling unit adjusted upward to the next higher whole number of dwelling units (Planning Code Section 207.4). The lot size of the subject property is 6,200 square feet, which divided by 800 and rounded up is eight units; therefore, the proposed project would be consistent with NC-2 zoning.

While the proposed project would intensify the existing uses of the project site, it would not change the character of the surrounding area and would be consistent with the existing uses. The 1100 block of Tennessee Street, which has primarily residential and some commercial uses, is the southernmost block of the Dogpatch Historic District. Approximately 100 feet south of the subject property begins a heavy industrial (M-2) zoning district that continues for over a mile to Islais Creek and further south. Adjacent to the subject property is a 50-foot-high mixed-use building currently under construction; also on the 1100 block of Tennessee Street are a bus maintenance yard, a café, and a motorcycle club. A half a block north along 22nd Street between Third and Minnesota Streets are commercial uses, including a nail salon, a bakery, a liquor store, and a carpeting dealer. The 1000 block of Tennessee Street contains construction contracting, cabinetry, catering, and floral businesses. Because the immediate vicinity consists of commercial and residential uses, the project would represent a noticeable but not substantial adverse change in local land use.

Proposed Zoning. The project is in the Central Waterfront subarea within the proposed Eastern Neighborhoods planning area. If approved, amendments would be made to the General Plan, Planning Code, and Zoning Map that would affect the subject property. The project's consistency with Eastern Neighborhoods controls is provided for information only; the project is subject to the controls in effect on February 26, 2008, when the project's environmental exemption application was submitted to the Planning Department.¹

Under the proposed Eastern Neighborhoods rezoning and area plans project, the goal for the Dogpatch Neighborhood is to "encourage housing and mixed use here, while protecting the historic Dogpatch neighborhood from larger bio-science or medical related development."² In addressing the built form, the plan further states, "Given the demand for housing and the desirable characteristics of the Central Waterfront, a variety of new construction at different scales is likely to occur: modest structures will fill in gaps on small parcels along Third Street or within Dogpatch some building owners will merely upgrade their facades; other large underutilized parcels will see dramatic redevelopment. Regardless of scale, new development should add to the district's character, create a human-scaled public realm, and fit within the city's fabric, regardless of architectural style."³ The proposed project is generally consistent with

¹ Ken Rich, Eastern Neighborhoods Project Manager, San Francisco Planning Department, *Eastern Neighborhoods Development Pipeline*, June 18, 2008. This memo provides a draft proposal for dealing with applications submitted prior to enactment of Eastern Neighborhoods controls. Policy will be determined by the San Francisco Planning Commission.

² San Francisco Planning Department, Eastern Neighborhoods Community Plans, Central Waterfront Area Plan Draft for Adoption, April 2008, Generalized Zoning Districts map, page 31.
http://www.sfgov.org/site/uploadedfiles/planning/Citywide/Eastern_Neighborhoods/CentralWaterfront_AreaPlan.pdf

³ Ibid, Chapter 3, Built Form, page 35.

the goals of the proposed Central Waterfront Plan Area, and Staff preservation technical specialists determined that the proposed project would not have adverse effects on the historic district.⁴

Under the proposed Central Waterfront zoning, the subject property is proposed to be within a Small Scale Neighborhood Commercial Transit (NCT-2) District. NCT-2 districts are "mixed-use districts that support neighborhood-serving commercial uses on lower floors and housing above...are well served by public transit, and aim to maximize residential and commercial opportunities on or near major transit services."⁵ The proposed project would not obviously conflict with NCT-2 zoning and would conform to controls such as providing residential units with two or more bedrooms, usable open space, landscaping, and a broken up building facade.

Under the proposed zoning of the Eastern Neighborhoods Area Plan, the height limit for the subject property would be 40 feet. At 50 feet, the proposed project is not consistent with proposed height limit; however, several considerations were weighed prior to issuance of environmental exemption for this project. (1) Preservation technical specialists assessed the proposed 50-foot-tall building and determined that it would respect the massing, scale, and setbacks of the historic district and would not have adverse effects on the historic district.⁶ (2) While a new environmental case number was issued by the Planning Department for the proposed project in 2008 due to changed conditions in the neighborhood and revised building plans, a building permit for a mixed-use building on the subject property was initially filed in 1999, well before consideration of a change in height limits.⁷ (3) The subject property is on the edge of the 40-foot height limit district; approximately 100 feet south of the subject property is a proposed Urban Mixed Use (UMU) zoning and a Life Science and Medical Special Use District with a 68-foot height limit. Given the pattern of varied building heights in the vicinity of the subject property, the 50-foot-tall proposed project would act as a visual transition between the low-scale older buildings in the Dogpatch Historic District and the taller buildings in the proposed UMU zoning district.

The proposed project would also be inconsistent with Eastern Neighborhoods' parking guidelines, which allow 0.5 cars per residential unit, or 0.75 cars per residential unit with a conditional use permit. Under the proposed zoning, the 8-residential-unit project would be allowed four parking places, or six with conditional use. Two off-street parking would be allowed for the three commercial units.

⁴ Memorandum from Tim Frye, Preservation Planner, to Jean Poling, Major Environmental Analysis Division, Historical Resource Evaluation Response for 1179-1189 Tennessee Street, dated May 5, 2008. A copy of this memorandum is attached.

⁵ Materials for Eastern Neighborhoods Area Plans Initiation Hearing, Volume 2, III. Planning Code Amendments (T-Case), page 14.

⁶ Memorandum from Tim Frye, Preservation Planner, to Jean Poling, Major Environmental Analysis Division, Historical Resource Evaluation Response for 1179-1189 Tennessee Street, dated May 5, 2008. A copy of this memorandum is attached.

⁷ San Francisco Department of Building Inspection, Building Permit Application No. 9902819, February 11, 1999.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 6,200-square-foot (0.14-acre) project site is located within a highly developed area of San Francisco and within a densely developed NC-2 zoning district adjacent to an industrial district. The project site fronts Tennessee Street, which is primarily residential with some commercial uses. The Dogpatch neighborhood is a mixed-use district of residential flats and single-family residences, with industrial and commercial buildings, primarily along Third Street but also interspersed among the residences along Tennessee Street and other streets west of Third Street.

The heights of the buildings in the project vicinity are variable, but the majority of the buildings are approximately 20 to 50 feet in height. The adjacent parcels of the subject parcel's block are zoned NC-2 to the north of the subject property and a few lots to the south of the subject property. The southern third of the block as well as blocks to the east and south of the subject parcel are zoned industrial. Across the street from the subject parcel is public property used by the San Francisco Municipal Transportation Agency, and to the north of the public property are lots zoned RH-3 (Residential Housing District, Three-Family). Therefore, the proposed project would be characterized as an in-fill development surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site contains a large pepper tree, a smaller plum tree, a small fig tree, and a felled Incense-cedar tree, the upper branches of which have grown roots and turned into a thicket that resembles several small trees.⁸ None of the trees on the subject property are Significant Trees as defined by the San Francisco Public Works Code.⁹ The pepper tree would be retained as part of the proposed project, and the other trees would be removed. None of the trees on the project site appear to be rare, endangered, or sensitive vegetation or habitat. The proposed project site does not contain any sensitive vegetation, habitats supporting rare or sensitive species, or wetlands. The removal of small trees and shrubs would not affect migratory nesting birds.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic, Transit, and Parking

Traffic. Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 75 daily person-trips for the proposed residential uses, of which about 13 would be during the PM peak-hour; the project's 2,586 square feet of office space would generate 47 daily person trips, of which four would be during the PM peak hour. The proposed project is estimated to generate a total of 122 daily person-trips and 17 PM peak-hour person-trips.

⁸ The trees on the subject property were identified by a staff site visit on March 19, 2008, and confirmed by telephone conversation with Ted Kipping, Certified Arborist, on March 26, 2008.

⁹ San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree "on privately owned-property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

These trips would be distributed among various modes of transportation, including single-occupancy vehicles, carpools, public transit, walking, and bicycling. This small change in area traffic as a result of the project would be undetectable to most drivers. It would not be a significant traffic increase compared to the existing capacity of the local street system. The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area.

Transit. The anticipated project-generated three net new PM peak hour person-trips using public transit would be distributed among the T-Third and the 22-Fillmore Muni lines that serve the project vicinity. Together, these lines provide at least 24 transit vehicles in each direction during the PM peak hour.¹⁰ Therefore, the three project-generated public transit trips would not have a significant impact on public transit service.

Parking. The project would provide 12 off-street parking spaces. Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking generated by the proposed project would be 17 parking spaces. Therefore, the proposed project would be about five spaces short of the anticipated off-street parking demand. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (the District) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The District considers residential

¹⁰ San Francisco Municipal Transportation Agency, Frequency Guide, accessed April 17, 2008, online at <http://www.sfmta.com/cms/mroutest/FrequentService.htm>

projects greater than 510 apartment units, office projects greater than 280,000 gross square feet, and retail development greater than 87,000 gross square feet to result in potentially significant vehicular emission impacts. The proposed project would create eight new residential units and three commercial units and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) permit for the Southeast Water Pollution Control Plant prior to discharge. The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply; thus, the project would not result in significant effects related to water quality.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Visual Quality

The project would result in a visual change, since the proposal includes the construction of a new building on a vacant site. At 50 feet tall, the building would be consistent with the adjacent building to the north. As noted in the *Historical Resource Evaluation Response for 1179-1189 Tennessee Street* (attached), the subject building would respect the overall visual impact of adjacent historic structures by including specific features that are compatible with the surrounding historic district: a setback on the front elevation; window fenestration that repeats the rectilinear pattern of stick-style and Italianate contributing buildings within the District; wood-clad single-hung windows and horizontal siding; and a nine-foot-wide garage opening. While contemporary in design, the building is referential to the character-defining features of the district.

Although the project would alter some views from private properties nearby from adjacent parcels, it would not degrade or obstruct any scenic view or vista now observed from a public area. Given the urban nature of the project setting, blockage of private views would not be considered a significant environmental effect.

Neighborhood Concerns

The Planning Department issued notification of the environmental review of this project on April 16, 2008, and requested public comments. On April 23, 2008, Janet Carpinelli, Vice President of the Dogpatch Neighborhood Association, provided comments, stating (1) the permit for this project has been denied, and questions why the project is receiving environmental review, (2) although zoned NC-2, this section of Tennessee Street is more residential than commercial and cannot withstand that kind of traffic, and (3) a large commercial project is out of scale and does not comply with the Dogpatch Historic District.

The Planning Department responds to the three comments as follows:

1. The denial of the building permit issued in 1999 was appealed, and the appeal is currently still pending. In 1999, the Planning Department issued a Negative Declaration for the project;¹¹ however, the Planning Department made the determination that due to changed conditions in the neighborhood since 1999, the project would require new environmental review.
2. As discussed above, the project is within the NC-2 Zoning District, which permits mixed-use buildings with new commercial development at the ground and second stories and housing development in upper stories. The proposed project is consistent with current zoning. Although few vehicles currently travel to the dead-ended portion of Tennessee Street where the project lies, this road can support the additional traffic associated with the proposed project, estimated at 47 person trips per day.
3. The *Historical Resource Evaluation Response* evaluates the proposed project's presence in the District. In addition, the project's appropriateness within the Dogpatch Historic District will be addressed in a Certificate of Appropriateness that must be issued prior to issuance of a building permit.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332, and would have no significant environmental effects. Therefore, the proposed project would be exempt under Class 32, Infill Development.

For the above reasons, the proposed project is appropriately exempt from environmental review.

¹¹ Case No. 1999.035E: Negative Declaration, 1171-1189 Tennessee Street, July 28, 1999.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jean Poling
Project Address: 1179-89 Tennessee Street
Block/Lot: 4172/053
Case No.: 2007.1334E
Date of Review: May 5, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

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PROPOSED PROJECT

☒ New Construction

☐ Alteration

PROJECT DESCRIPTION

The proposal includes the construction of an 8-unit residential building with 3 ground-floor commercial spaces and off-street parking. The lot is currently vacant.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject site is located and within the Dogpatch Historic District in an NC-2, 50-X height and bulk district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject site is located with the Dogpatch Historic District, determined to be the most intact collection of late 19th and early 20th-century industrial worker's housing that remains in San Francisco.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The subject site is within the boundaries of an identified California Register eligible historic district and is protected under Article 10 of the Planning Code as a City Landmark.

2. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans dated April 30, 2008, it is the determination of staff that the proposed project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent historic structures. In sum, staff believes that the project meets the Secretary of the Interior's Standard #9 for infill construction within a historic district for the following reasons:

- The building's massing is broken up through a considerable setback (29') on the north third of the Tennessee Street elevation. This setback allows the project to retain an existing tree on the property and exhibits massing along the street that is in character with the surrounding contributing residential buildings within the district.
- The window fenestration is organized and is repeated in the same rectangular pattern emphasized as a character-defining feature of the stick-style and Italianate contributing buildings within the district.
- The primary materials proposed are wood-clad single hung windows and horizontal siding (smooth—face Hardiplank). For infill construction both materials are seen as compatible with the District and have been approved in the past.
- The 5th-floor of the subject building is setback and the roofline attempts to minimize its visual impact within the District. Staff believes that the overall composition of the proposed project will be perceived from most vantage points along the public rights-of-way within the district boundaries as 4-story building.
- The garage opening is 9' in width to minimize its impact on the streetscape and is consistent with the garage opening width previous approved within the district and staff believes that its size and location is compatible.
- The building is contemporary in design, and while referential to the character-defining features of the district, it shall not be misconstrued as creating a false sense of history.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

5.5-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Tennessee_1179_2007.1334E.doc



1189 Tennessee Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.1360E
Project Title: 658 Third Avenue
Zoning: RH-2 (Residential, House Districts, Two Family)
40-X Height and Bulk District
Block/Lot: 1642/036
Lot Size: 2,996 square feet
Project Sponsor: Yukswa Lau, Owner
(415) 627-8799
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

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PROJECT DESCRIPTION:

The proposed project entails a vertical addition of one story plus attic to an existing two-story, approximately 1,400 square-foot (sq. ft.), single family dwelling, 31 feet high with one off-street parking space. Proposed work includes a two-story projecting bay addition at the front façade and modification of the window and entrance at the second floor. The resulting structure would be a three-story-plus-attic,

[Continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Yukswa Lau, Project Sponsor
A. Contreras, MEA Division
D. Lindsay, Neighborhood Planning Division
S. Perdue, Preservation Planner

Supervisor Jake McGoldrick, District 1
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

two unit residence, approximately 2,800 sq. ft., 36 feet high with two off-street parking spaces. The project site is located on the east side of Third Avenue between Balboa and Cabrillo Streets in the Inner Richmond District of San Francisco.

REMARKS:

Historic Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 658 Third Avenue is an historical resource as defined by CEQA. In an Historic Resource Evaluation Response (HRER) memorandum dated March 25, 2008, the Planning Department evaluated the historical resource status of the building at 658 Third Avenue and found that it is not an historical resource pursuant to CEQA for the following reasons.¹ The approximately 1,400 square-foot building on the project site is a two-story structure originally built circa 1906 as a one-and-a-half story Victorian-era workman's cottage. The building is not included on the California Register of Historic Places, nor is it included on the National Register of Historic Places. It is included in the San Francisco Architectural Heritage Inner Richmond Survey and noted as having contextual importance. Planning Department staff believes the subject building is located within the potential Inner Richmond Historic District, based on the four criteria for historic significance. While the structure meets the California Register Criteria of Significance by being associated with significant events, architecture, and context, it is not associated with any significant persons and does not retain sufficient historical integrity that would make it eligible for the Register.² In particular, the façade has undergone major alterations, and additions have obscured the original form and materials of the building. Therefore, the building does not retain its architectural integrity and was determined not to be an historic resource under CEQA.³

Although the existing building retains some integrity with respect to location, association, and setting, it does not appear to be individually eligible for inclusion on the California Register for the reasons given above. With respect to context, Planning Department staff has determined that the subject building is located within a potential Inner Richmond historic district significant under Criteria A (Event) and C (Architecture). For the purposes of historic evaluation, the potential Inner Richmond historic district boundaries are the broader boundaries of the Inner Richmond neighborhood: the Presidio to the north, Golden Gate Park to the south, Arguello Boulevard to the east, and Park Presidio Boulevard to the west.⁴ The potential historic district is composed of buildings constructed from 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles, which represent the area's first era of residential development. The construction date of the subject building places it within this period of significance for the potential district. However, subsequent building alterations have eliminated the character-defining features of the original structure so that it no longer contributes to the significance of the potential district. In 1947, the building underwent major alterations including the following: removal

¹ Memorandum from Shelley Perdue, Preservation Planner, to Andrea Contreras, Major Environmental Analysis. March 25, 2008. This memorandum is attached.

² Ibid.

³ Ibid.

⁴ Ibid.

and new construction of façade elements and parapet; installation of a garage entrance at the ground floor; a rear yard addition that has obstructed the original structure's original massing; and enclosure of the side alley. Due to these alterations, the original design elements, workmanship, feeling, and materials have been largely eliminated. The building no longer retains sufficient historical integrity to convey its significance as an early 20th century, Victorian-era workman's cottage.

The proposed addition is in keeping with the characteristics of the surrounding buildings and other contributing buildings within the potential Inner Richmond historic district. Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.⁵ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA. Future revisions of the proposed fenestration pattern and window configuration at the direction of the Planning Department would not constitute a significant change in the proposal and would not alter this determination.

Archeology: The project would require the addition of spread footings to strengthen the existing foundation, and excavation of no more than 18 inches. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected.⁶ As described below, the proposed project was found to satisfy criteria for exemption under Class 1.

CEQA Guidelines Section 15301, or Class 1(e)(2), provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e)(2) provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 1,400 sq. ft. to an existing 1,400 sq. ft. single family residence in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ Ibid.

⁶ Don Lewis/Andrea Contreras, Planning Department Staff, *Memorandum to File 2007.1360E (658 Third Avenue), Preliminary Archeological Review*, June 11, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1360E.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 658 3rd Avenue
Block/Lot: 1642/036
Case No.: 2007.1360E
Date of Review: March 25, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 575-6625 | shelly.perdue@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The project proposed to add one story plus an attic story to the roof of the existing two-story building. The work includes adding a two-story projecting bay at the front façade and modifying the window and entrance at the second floor of the front facade. See drawings A-1, A2.1 thru A-2.4, and A-3.1 thru A-3.2, dated 10/26/2007, prepared by Dickson Consulting Group.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the San Francisco Architectural Heritage Inner Richmond Survey with a rating of 'C' (Contributing).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 3rd Avenue between Balboa and Cabrillo Streets in the Inner Richmond section of San Francisco, bound by the Presidio to the north, Golden Gate Park to the south, Arguello Boulevard to the east, and Park Presidio Boulevard to the west. The property is surrounded by residential land uses with RH-1 and RH-2 zoning and a 40 -X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial buildings located along the east-west corridors. The immediate area is characterized by two-story-over basement single and two-family residences with occasional three-story flats located at the block corners. The subject property is flanked by a row of front-gabled, Queen Anne residences. Typical structures in the Inner Richmond are wood-framed with a brick foundation. The majority of buildings in the Inner Richmond neighborhood were constructed between 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles.

The Inner Richmond area was first broadly settled in the late 19th century, initially developing along the principal transportation routes – Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the earthquake and fire of 1906. A significant portion of land also became available at this time after the closing of the Bay District Race Track,

historically located approximately 3 blocks west of the subject property. Initially, residential development occurred primarily north of Geary Boulevard in the Inner Richmond neighborhood, moving further south in the 1910s and 20s.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1890-1930

Notes: Based on the four criteria for historic significance, staff believes that the subject building is located within a potential Inner Richmond historic district significant under Criteria A (Event) and C (Architecture). The potential historic district is composed of buildings constructed between 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles, which represent the area's first era of residential development. The construction date of the subject building, circa 1890-1906, places it within the period of significance for the potential district. From the information provided by the historic Sanborn maps and building permit applications, it appears that the building was originally a Victorian-era, 1 and 1/2 story workman's cottage with wood siding, typical of the early development in the area. Subsequent building alterations have eliminated the character-defining features of the original structure so that it no longer contributes to the significance of the potential district (see Notes in Section 2). Furthermore, staff has no information indicating that the property is significant for its association with the architect/builder or particular residents.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The subject property retains a low level of historic integrity. In 1947, the building underwent a major alteration with the removal of the front projecting bay, the enclosure of the side alley, the construction of a flat, stuccoed front façade with parapet, and the installation of a garage entrance at the ground floor. In addition, the original front windows were replaced with aluminum-framed, sliding windows and a glass block window was installed above the ground floor entrance. It is likely that the terrazzo steps and walled entry stairs were also constructed during the 1947 alterations. A rear yard addition constructed in the 1990s further obscured the original massing of the structure. One of the few remaining original elements of the building is the gabled roof form, which is obscured from view by the 1947 parapet wall. Due to these alterations, the original elements of design, workmanship, feeling, and materials have been largely eliminated. The building no longer retains sufficient historical integrity to convey its significance as late 19th/early 20th century, Victorian-era workman's cottage.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

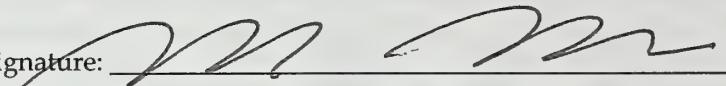
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed alterations to the massing and scale of the existing building are in keeping with the characteristic massing and scale of the adjacent buildings and with other contributing buildings within

the potential Inner Richmond historic district. Furthermore, the proposed roof form, cladding materials, and projecting bay are also in keeping with the characteristic architectural forms found within the immediate block. The project, in general, is compatible with the character of the surrounding potential district and does not cause an adverse impact to the multi-property resource. Future revisions of the proposed fenestration pattern and window configuration at the direction of the Planning Department would not constitute a significant change in the proposal and would not alter this determination.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 3-24-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\HRER\20071360E_658 3rd Ave.doc

659 Third Avenue
Case No.: 2007.1360E



Front View of the Subject Building



Rear View of the Subject Building





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008. 0323E
Project Title: 663 Arkansas Street
Zoning: RH-2 (Residential House District, Two-Family)
40-X Height and Bulk District
Block/Lot: 4099/031
Lot Size: 2,495 square feet
Project Sponsor: Jason Langkammerer, Authorized Agent for Owner
Robert Anderson, (415) 503-0555
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 2,495 square-foot project site is located on the east side of Arkansas Street between 20th and 22nd Street in San Francisco's Portero Hill neighborhood. The existing building on the site, which was constructed in 1908, is an approximately 1,020 square-foot, one story over basement, single-family residence with no off-street parking.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

Date

cc:

Jason Langkammerer, Project Sponsor
Julian Banales, Neighborhood Planning Southwest Team Leader
Sophie Maxwell, District 10, Board of Supervisors

Bulletin Board
Historic Distribution List
Virna Byrd, M.D.F.

DOCUMENTS DEPT.

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PROJECT DESCRIPTION (Continued):

The proposed project would involve a full side yard horizontal addition, rear yard horizontal addition, and a one story vertical addition to add a street level garage. The vertical addition would increase the building height from 14'- 2" to 24' and the side yard horizontal addition would extend 3 feet into the side yard for the entire length of the existing residence. The proposed rear yard addition would expand the ground floor of the building underneath the existing beamed second floor portion of the residence, but would not extend the building footprint any further into the rear yard. In total, the proposed additions would add approximately 1,350 square feet to the existing 1,020 square-foot, single-family residence. The resulting building would be an approximately 2,370 square-foot, three-story, single-family residence with one off-street parking space.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 663 Arkansas Street is a historical resource as defined by CEQA. In a memorandum dated June 9, 2008, the Planning Department determined that the existing building on the project site, which has no historical ratings, is not a historical resource as defined by CEQA.¹

The existing building is a one-story over basement, wood-framed, single-family residence, which was constructed in approximately 1908. The residence is a flat-roofed building that is modest in scale, has no distinct architectural style, and is defined by its exterior wood siding, very narrow and shallow entry vestibule, and single eight-pane fixed front window. Since its construction, the building has undergone an addition that was constructed at the rear of the building.

As described in the memorandum, the building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.² Research has not revealed information indicating that any of the previous owners of the building were important to local, California, or national history or that the building is associated with any events that have made a significant contribution to the broad patterns of local or regional history. Furthermore, the building does not represent the work of a master, as it does not possess high artistic value. The building does retain integrity with respect to location and materials because there is no information to document the extent of the previous alterations or that there were any significant changes to the original building style. However, the building lacks integrity with respect to association, design, workmanship, setting, and feeling. As the building is not a historical resource, the proposed additions would not result in a significant effect on an individual historic resource.

The project site is located on Arkansas Street within the Portero Hill neighborhood, between 20th and 22nd Streets. The immediate context is characterized by a mix of architectural styles including single-family and two-family buildings constructed in the late 1800's to the present in a range of architectural styles including Victorian and Contemporary style. There are no buildings on the subject block that appear on

¹ Historic Resource Evaluation Response Memorandum for 663 Arkansas Street from Michael Smith, Preservation Technical Specialist, to Chelsea Fordham, Major Environmental Analysis June 9, 2008. A copy of this memorandum is attached.

² Ibid.

any local, state, or national surveys and the nearest historic district is Dogpatch, which is located several blocks to the east of the project site. Therefore, it does not appear that the project site is located within a potential historic district, nor would it have an adverse effect on off-site historical resources as defined by CEQA.³ In conclusion, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Due to proposed ground disturbance, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated February 27, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.⁴ Further, while the proposed excavation work has the potential to disturb soils, the proposed ground disturbance effects would be shallow and limited to 4 feet below ground surface (bgs). Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15301(e)(2) , or Class 1, provides an exemption from environmental review for additions to existing structures of up to 10,000 square feet in an urbanized area where all public services and facilities are available and the area is not environmentally sensitive. In total the additions would add approximately 1,350 square feet to the existing single-family residence, which would be substantially less than 10,000 square feet. Therefore, the proposed additions to the single-family residence are exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ Ibid.

⁴ Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, February 27, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0323E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Chelsea Fordham
Project Address: 663 Arkansas Street
Block/Lot: 4099/031
Case No.: 2008.0323E
Date of Review: June 9, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal is to raise the building to create a street level garage, construct an addition at the side and rear of the building, alter the façade, and alter the interior layout.

PRE-EXISTING HISTORIC RATING / SURVEY

Department of Building Inspection permit records indicate that 663 Arkansas Street was constructed in 1908. Furthermore, San Francisco Water Department records indicate that water was supplied to the property in 1908. The original architect is unknown, the property is not included on any historic surveys, and it is not included on the National or the California Registers. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on Arkansas Street in the Potrero Hill neighborhood, between 20th and 22nd Streets. The immediate context is architecturally mixed, comprised of a mixture of single-family and two-family buildings constructed in the late 1800's to the present. The property is not located within a designated historic district. The nearest historic district is Dogpatch located several blocks to the east of the subject property.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or

☐ Yes☒ No☐ Unable to determine

Persons: or

☐ Yes☒ No☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

663 Arkansas Street cannot be demonstrated to be associated with "events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States." Though in general the building represents development of the Potrero Hill neighborhood, it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines. The building is not part of a district or concentration of similar dwellings.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Based upon research of the sales ledger index at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building is a flat-roofed one-story over basement, wood frame, single-family dwelling that has no distinct architectural style. The building is modest in scale and defined by its exterior wood siding, very narrow and shallow entry vestibule, and single eight-pane fixed front window. The building is not the work of a master and it does not possess high artistic value.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

Based on the criteria above, the subject building is not eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Because the building does not embody a distinct architectural style it is unknown what the building looked like when it originally constructed in 1908. Department of Building Inspection records yielded no information about alterations to the building. Analysis of archival Sanborn Maps prove that the building retains integrity of location and that an addition was constructed at the rear of the building. Because there is no information to document the building style or the extent of the alterations it is assumed that the building retains integrity of design and materials. The building lacks integrity of association, workmanship, setting, and feeling.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

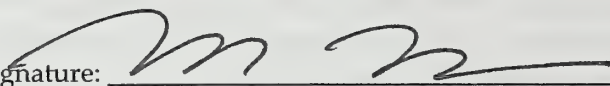
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property. As noted in the analysis above, the building is not a historical resource; therefore the proposed project would not result in a significant impact to a historical resource.

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, *Preservation Coordinator*

Date: 6-9-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Chelsea Fordham / MEA Planner

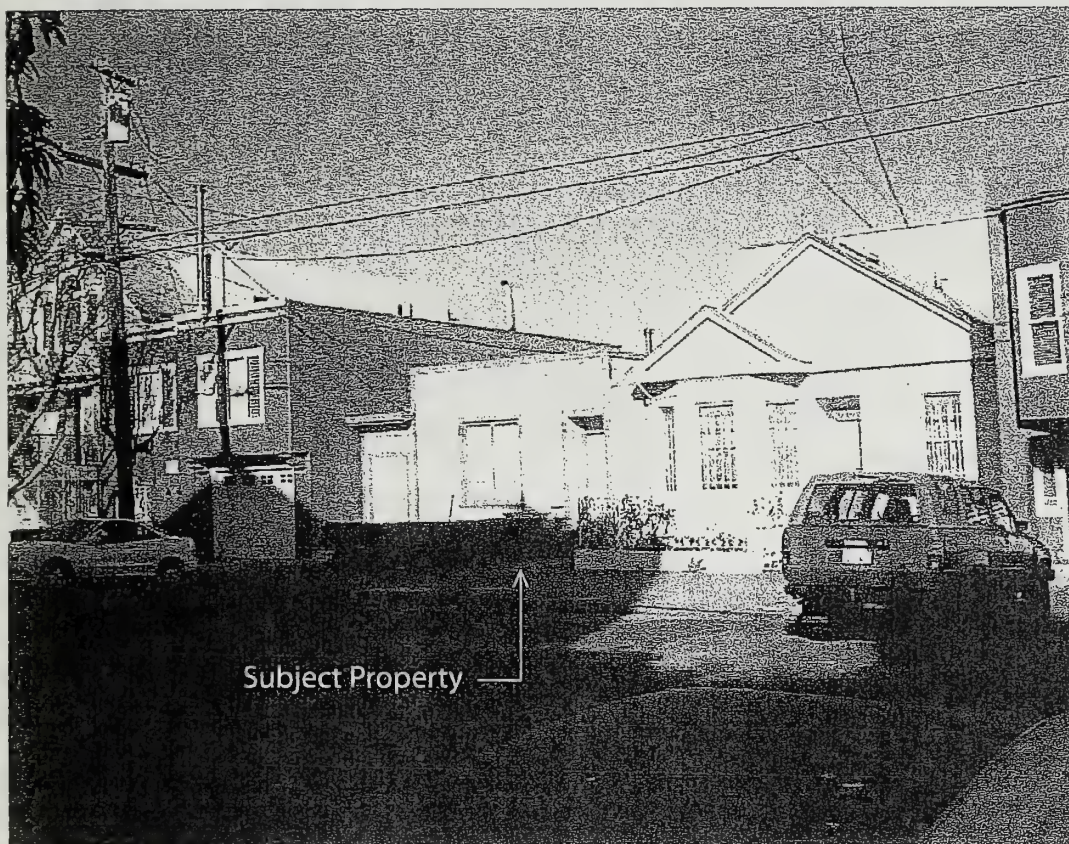
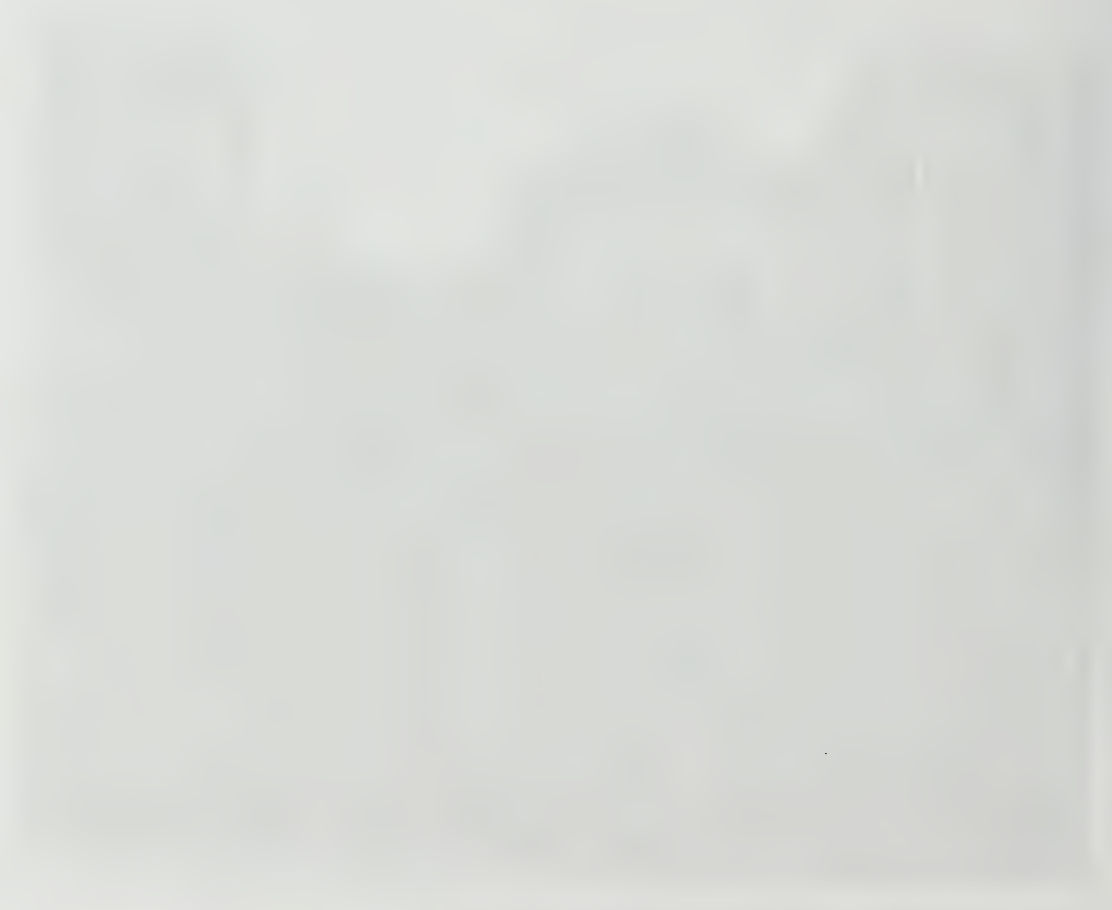


Figure 1: current front facade of subject property



Figure 2: current rear facade of subject property





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008. 0581E
Project Title: 858 34th Avenue
Zoning: RH-2 (Residential House District, Two Family)
40-X Height and Bulk District
Block/Lot: 1676/013
Lot Size: 3,000 square feet
Project Sponsor: Joseph Railla, Authorized Agent for Owners Yeli Wang and Edward Wang, (415) 637-9698
Staff Contact: Jeremy Battis - (415) 575-9022
Jeremy.Battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 3,000 square-foot project site is located on the east side of 34th Avenue between Fulton Street and Cabrillo Street in San Francisco's Outer Richmond neighborhood. The existing building on the site, which was constructed in 1919, is an approximately 1,230 square-foot, two-story, single-family residential building with one off-street parking space.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

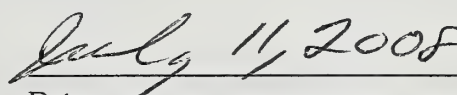
REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc:

Joseph Railla, Project Sponsor
Tony Kim, Project Sponsor
David Lindsay, Neighborhood Planning Northwest Team Leader
Supervisor Jake McGoldrick, District 1

Bulletin Board
Virna Byrd, M.D.F.
Historic Distribution List

DOCUMENTS DEPT.

JUL 15 2008

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PROJECT DESCRIPTION (Continued):

The proposed project would involve a rear yard horizontal addition and a one story vertical addition over the entire structure. The vertical addition would increase the building height from 19' to 29' and the horizontal addition would extend approximately 12'-6" by 25' in the rear yard. The proposed additions would add approximately 1,694 square feet to the existing single-family residence, for a total area of 2,924 square feet. The resulting residential building would be an approximately 2,924 square-foot, three-story, single-family residence with two off-street parking space.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 858 34th Avenue is a historical resource as defined by CEQA. In a memorandum dated June 26, 2008, the Planning Department determined that the existing building on the subject property, which has no historical ratings, is not a historical resource as defined by CEQA.¹

The existing building is a two-story, single-family residence, which was constructed in 1919 and was originally designed in the craftsman style or in a simplified revival style. The existing residence has a flat roof and large overhang, double hung windows at the front, and decorative brackets under the front windows. Several alterations have been made to the building, including replacement of the original wood or shingle cladding and original detailing with stucco.

As described in the attached memorandum, the building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.² The subject property does not appear to be associated with a specific historic event or a person of importance in our past. Furthermore, the building does not represent the work of a master and it does not possess high artistic value. The building does retain integrity with respect to location, setting, and feeling because the building retains its original location and its feeling as a modest single family home. However, the building does not retain integrity with respect to association, design, and workmanship because the building has undergone significant alterations. For these reasons, the proposed additions to the existing residential building at 858 34th Avenue would not result in a significant effect on an individual historic resource.

The project site is located on 34th Avenue within the Outer Richmond neighborhood, between Fulton Street and Cabrillo Streets. The majority of the residential buildings on the subject block were constructed between 1921 and 1934. There are some grouping of buildings which share similar characteristics, but overall there is not a unified character to the subject block face or the opposite block face. Therefore, it does not appear that the project site is located within a potential historic district, nor would it have an

¹ Historic Resource Evaluation Response Memorandum for 858 34th Avenue from Aaron Starr, Preservation Technical Specialist, to Chelsea Fordham, Major Environmental Analysis, June 26, 2008. A copy of this memorandum is attached.

² Ibid.

adverse effect on off-site historical resources as defined by CEQA.³ In conclusion, the proposed project would not have a significant adverse impact on historic resources as defined by CEQA.

Due to the proposed excavation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated March 27, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.⁴ The proposed excavation work has the potential to disturb soils; however, the proposed ground disturbance effects would be shallow and limited to 12 inches below ground surface (bgs). Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15301(e)(2) , or Class 1, provides an exemption from environmental review for additions to existing structures of up to 10,000 square feet in an urbanized area where all public services and facilities are available and the area is not environmentally sensitive. In total, the additions would add approximately 1,694 square feet to the existing single-family residence, which would be less than 10,000 square feet. The project site is located within a dense urban area, on a developed site, which would not be considered environmentally sensitive. Therefore, the proposed additions to the single-family residence are exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ Ibid.

⁴ Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, March 27, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0581E



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Planning
Information:
415.558.6377

MEA Planner: Chelsea Fordham
Project Address: 858 – 34th AVENUE
Block/Lot: 1676/013
Case No.: 2008.0581E
Date of Review: June 26, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project includes a horizontal rear addition, a vertical addition and significant alterations to the front façade. While the project application identifies the proposal as an alteration, it falls within the definition of a demolition under Article 10 of the Planning Code because more than 25% of all external walls facing the public right-of-way will be removed.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1919 by Oscar Heyman and Brothers, a well known local developer at the time. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 34th Avenue between Cabrillo and Fulton Streets in the City's Outer Richmond District. The majority of the homes on this block were constructed between 1921 and 1934; the subject building was constructed in 1919. There are some groupings of homes which share similar characteristics, but overall there is not a unified character to the subject block face or the opposite block face.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a one-story over garage single-family house with a flat roof and large over hang. The original cladding, which is listed as "rustic" on the original building permit probably referring to wood or shingles, and most of the original detailing was removed and replaced with stucco. Some of the original elements of the building, such as the 1/3 over 2/3 double hung windows at the front and the decorative brackets under the front windows still remain. The structure was probably originally a craftsman style home or some version of a simplified revival style.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource. The subject building was built by a well know developer at the time, however his work is not considered to be the work of a master and the subject building does not possess high artistic value.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

The building is currently in its original location, retains its original setting, and its feeling as a modest single family home. However, the building has undergone significant alterations and has lost its integrity as it relates to association, design, workmanship and materials.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

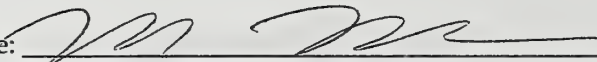
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-8-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\858 - 34th Ave.doc







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.0188E
Project Title: 337 Lisbon Street
Zoning: RH-1 (Residential, House Districts, One Family)
40-X Height and Bulk District
Block/Lot: 6080/038
Lot Size: 2,500 square feet
Project Sponsor: Joyce Cheng, Authorized Agent for Owner Sheldon Fong
(415) 682-8683
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves construction of a two-story-over-garage, 3,500-square-foot, single-family residential structure approximately 31 feet in height and with two off-street parking spaces in tandem. The existing one-story, 9-foot-tall, approximately 560-square-foot, single-family home with no off-street parking would be demolished. The existing building was constructed in 1946. The project site is on the block bounded by Brazil Avenue to the north, Madrid Avenue to the east, Persia Avenue to the south, and Lisbon Avenue to the west in San Francisco's Excelsior neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

REMARKS:

See next page.

DOCUMENTS DEPT.

JUL 17 2008

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SAN FRANCISCO
PUBLIC LIBRARY

Bill Wycko
Environmental Review Officer

July 11, 2008
Date

cc: Joyce Cheng, Project Sponsor
A. Contreras, MEA Division
D. Washington, Neighborhood Planning Division
M. Smith, Preservation Planner

Supervisor Gerardo Sandoval, District 11
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS (continued):

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).¹

The subject property is a modest, one-story structure with an irregular plan. The building is located at the rear of the lot and lacks off-street parking. The building does not embody any of the distinctive characteristics of a particular style or period and is not linked architecturally or historically to any of the neighboring properties.

When the existing building was constructed in 1946, the surrounding neighborhood had been largely developed. The neighborhood is characterized by a mix of architectural styles reflecting early 20th Century development followed by post-World War II infill development. Although there are styles of Queen Anne, Folk Victorian, San Francisco Stick, Italianate, and Spanish Eclectic represented in the area, there does not appear to be a distinctive pattern of development or a notable concentration of related buildings that would indicate a potential historic district.² None of the buildings on the subject block appear on any historic surveys; thus, no off-site resources would be impacted by the development of this site.

Department staff has determined that the property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. While the building does not appear to have been drastically altered since its original construction, it has relatively poor historic integrity as it does not characterize any particular style of architecture, does not have a high degree of workmanship or artistic value, and is not the work of a master. None of the previous owners of the property have been important to local, state, or national history. There is no information at the site that would yield information important to history or prehistory. Therefore, it does not meet the criteria to make it eligible for inclusion on the California Register.³ Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied.

Archeological Resources: The project would require excavation depth of 24 inches to construct a building foundation of spread footings with slab. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be

¹ Historic Resource Evaluation Response for 337 Lisbon Street, Memorandum from Michael Smith, Historic Preservation Technical Specialist, April 11, 2008. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

affected, specifically prehistoric and known archeological resources.⁴ As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of up to three single-family residences. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of the residential building would include a two-story-over-garage 3,500-square-foot, single family dwelling with two off-street parking spaces in tandem. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ Archeological Response for 337 Lisbon Street, Memorandum from Don Lewis, Major Environmental Analysis, October 25, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0188E.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 337 Lisbon Street
Block/Lot: 6080/038
Case No.: 2007.0188E
Date of Review: April 11, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family dwelling on the property and construct a new single-family dwelling with two- off-street parking spaces in tandem.

PRE-EXISTING HISTORIC RATING / SURVEY

The Office of the Assessor-Recorder indicates a construction date of 1946. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age and it is proposed for demolition it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Excelsior neighborhood on Lisbon Street between Brazil and Persia Avenues. The immediate context is a mixture of single-family homes with larger either multi-unit or mixed-use buildings located at the intersections. A majority of the buildings have gabled roofs and were constructed from 1906 to 1912. Some infill construction has occurred along the subject block but generally the block remains intact.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The modest, one-story building is relatively small with an irregular plan. It has a flat roof, deep open eaves, shiplap wood siding, a corner entry under a covered porch supported by a square corner post. Some of the original six-over-six double-hung windows remain though there is a large vinyl slider window on the front façade. The building is situated at the rear of the lot and lacks off-street parking. Based upon Sanborn Maps 337 Lisbon Street either replaced earlier outbuildings on the lot or the outbuildings were integrated into its construction. The building does not embody any of the distinctive characteristics of a particular style or period and is not linked architecturally to any of the neighboring properties.

By 1946, when 337 Lisbon Street was constructed, the Excelsior neighborhood was mostly built out. The neighborhood is defined by a mix of architectural styles including but not limited to Queen Anne, Folk Victorian, San Francisco Stick, Italianate, and Spanish Eclectic. A number of these early buildings remain today and sit beside infill construction from the 50's. It does not appear that there is distinctive pattern of development or notable concentration of related buildings on the block to reflect a historic district. Furthermore, 337 Lisbon Street is not linked architecturally or historically to the surrounding properties.

Archival research yielded no information that would indicate that 337 Lisbon Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register.

Based upon sales ledger research at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

The building does not embody a particular building style, furthermore, it does not display a high degree of workmanship or artistic value, and it is not the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Because the building does not embody a particular architectural style it is difficult to determine whether it has integrity of design or workmanship. The building lacks association with the older buildings that surround it which also impacts its setting. Overall, staff believes the building has poor historic integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

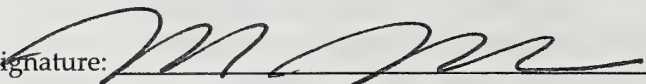
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Though many of the buildings were constructed from 1906 to 1912, the immediate context is mixed and does not display a high level of visual continuity. None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 4-11-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Andrea Contreras / MEA Planner

337 Lisbon Street
Case No: 2007.0188E





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0796E
Project Title: 3151 17th Street
Zoning: Heavy Commercial (C-M)/Mission Alcoholic Beverage Special Use
Subdistrict (ABC/RUSD)
50-X Height and Bulk District
Block/Lot: 3574/090
Lot Size: 7,300 square feet
Project Sponsor: ODC Theater c/o Lori Laqua
415 863-6606 ext. 112
Staff Contact: Jeanie Poling – 415 902-2564
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site, located on the southwest corner of 17th and Shotwell Streets in the Mission District, contains a single-story 4,850 square foot (sf) theater building constructed in 1909 and a two-story 4,900 sf addition constructed in 1981. Both the theater building and the addition are used by the ODC Theater. The project involves the partial demolition of the theater building and the addition of a second story above the theater, and the demolition and replacement of the 1981 addition with a new three-story, 43-foot-high, 7,200 sf steel-framed building. The project would increase the existing 9,558 sf total floor area (of both the theater building and addition) by 3,686 sf to 13,244 sf. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

DOCUMENTS DEPT.

REMARKS:

See next page.

JUL 23 2008

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PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Nannie L. Lurrell for
Bill Wycko

Acting Environmental Review Officer

July 18, 2008
Date

cc: Lori Laqua, Project Sponsor
Jeanie Poling, Planning Department
Tim Frye, Planning Department

Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The theater building and addition on the subject property are also identified as 3151-3157 17th St. and by the mailing address 3153 17th Street.

The comprehensive modernization project includes naturally ventilated rehearsal studios; ADA-compliant elevator, stairs, entrances and toilets; and a café tenant space. The project also involves seismic support of the unreinforced masonry perimeter walls and street façade; a new structural mat slab foundation above compaction grouting; roof framing; fixed theater seating and lighting; and new electrical, sanitary sewer, domestic water, fire sprinkler water, and gas service connections.

The project is consistent with the existing zoning and the proposed zoning under the Eastern Neighborhoods Area Plan.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the 1909 theater building at 3151 17th Street is a historical resource as defined by CEQA. In a memorandum dated July 16, 2008, Planning Department preservation staff noted that the existing theater building on the project site was identified on the San Francisco Unreinforced Masonry Building Survey, and in 1993 was given a California Historical Register status code of 5S2 (individual property that is eligible for local listing or designation).¹

As described in the memorandum, the theater building is not a historical resource under Criterion 2 (Persons) or Criterion 3 (Architecture). The building is located within the identified California Register-eligible Mission Reconstruction District and was constructed during the district's period of significance (Criterion 3 (Events)); however, Planning preservation staff has determined that the building does not possess enough historic integrity to be considered a contributor to this district. According to the memorandum, cumulative minor alterations to the original restrained Mission Revival design of the building over time have resulted in a severe impact on the building's integrity. It is therefore not considered a historical resource for purposes of CEQA.²

Set back 11' 10" from the front façade, the new second level of the theater building would be subordinate when viewed from the public rights-of-way and would not be out of scale with adjacent contributors to the historic district. The 1981 addition would be replaced with a new addition that would be similar in massing and scale to the theater building. Therefore, the proposed project would not have an adverse effect on off-site historical resources. The memorandum concludes that the project would not have an adverse effect on historical resources as defined by CEQA.³

¹ Historic Resource Evaluation Response Memorandum for 3151 17th Street from Tim Frye, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis July 16, 2008. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

Due to the proposed foundation work that involves compaction grouting to a depth of 37 feet below ground surface, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated July 8, 2008, Planning Department staff determined that the project site, historically Laguna de los Dolores and then a tidal marsh, is not expected to contain CEQA-significant archaeological deposits.⁴ Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 9,558 sf floor area by 3,686 sf to 13,244 sf. This would be less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Jean Poling, San Francisco Planning Department, July 8, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0796E

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research. The data shows a clear trend of increasing activity over time.

4. The fourth part of the document discusses the implications of the findings. It suggests that the results have significant implications for the field of study and may lead to further research in this area.

5. The fifth part of the document concludes the study. It summarizes the main findings and provides a final statement on the importance of the research.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeanie Poling
Project Address: 3151 17th Street
Block/Lot: 3574/090
Case No.: 2008.0796E
Date of Review: July 16, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal includes the partial demolition of the existing structure and the construction of a new vertical addition on the roof of the theater and the construction of new classroom space adjacent to the theater at the corner of 17th and Shotwell Streets.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1909, was previously identified on the San Francisco Unreinforced Masonry Building Survey and in 1993 was given a CHR status code of 5S2. The 2-story addition to the building was constructed in 1981 and will not be evaluated as part of this proposal.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located at the southeast corner of 17th and Shotwell Streets within the Mission neighborhood.

The neighborhood is currently characterized by a mixture of residential and commercial buildings that range in height and architectural style. As part of the Inner Mission Historic Survey, the subject building is located with the identified California Register eligible Mission Reconstruction District for its association with rebuilding and the patterns of development after the great 1906 conflagration. .

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or

☒ Yes☐ No☐ Unable to determine

Persons: or

☐ Yes☒ No☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1915

Notes: The subject building is located within the eligible Mission Reconstruction District, a locally significant area associated with the Reconstruction of San Francisco following the earthquake and fire of 1906, where many square miles of dense neighborhoods were rebuilt between 1906 and 1915. The general boundaries of this district are identified as Duboce Avenue along the north, Dolores Street along the west, 20th Street along the south and South Van Ness along the east. Contributory properties have a common range of architectural style, period and pattern of development, and method of construction.

While the subject building was constructed during the district's period of significance, staff has determined it does not possess enough historic integrity to be considered a contributor to this district based on photos and additional permit research provided by the project sponsor.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Based on the supplied permit history, historic Sanborn Maps, and its current condition, staff has determined that the subject building does not retain enough historic fabric and architectural details to convey its significance as a contributor to the Mission Reconstruction District.

The subject building was designed in restrained Mission Revival style, common for industrial buildings during this time that were more focused on function rather than overall architectural expression. Considering its restrained design, the cumulative effect of many minor alterations to its primary elevation has had a severe impact upon the integrity of the subject building.

Staff has determined that the subject building no longer retains its integrity of workmanship, materials, association, and feeling.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☒ Unable to determine

Notes: Staff believes that the revised design has eliminated any potential adverse impact upon the eligible historic district. The addition to the subject building is subordinate in nature when viewed from the public rights-of-way and is not out of scale with adjacent contributors. The 1981 addition shall be replaced with a new addition that is similar in massing and scale to the existing.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

7-14-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

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3151 17th Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1473E
Project Title: 757 4th Avenue
Zoning: RH-1 (Residential House, One-Family) District
40-X Height and Bulk District
Block/Lot: 1647/009
Lot Size: 2,996 square feet
Project Sponsor: Steven Rajninger, Locus Architecture (415) 495-1776 for
Christopher Versace (415) 305-6220
Staff Contact: Jeremy Battis, Major Environmental Analysis (415) 575-9022
jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes a horizontal and vertical addition and interior remodeling to an existing approximately 21-foot-high, one-story over garage, approximately 2,475-square foot (sq ft), single-family residence constructed in 1921. The building's front façade would also be reconfigured, removing a chimney and an entry staircase on the north side of the building and infilling a portion of the resulting area. The new building front door would be accessed through the garage door and a new open space courtyard area. The building currently has one off-street parking space, which would remain. The proposed project would add about 700 sq ft of new space and about 8 feet of height through a rear expansion on the ground and second floors and a new setback partial third-story addition, for a resulting building area of approximately 3,175 sq ft. The project site is located within the block bounded by 4th Avenue to the east, Fulton Street to the south, 5th Avenue to the west, and Cabrillo Street to the north in the Inner Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

DOCUMENTS DEPT.

REMARKS:

See next page.

AUG 08 2008

SAN FRANCISCO
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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO

Acting Environmental Review Officer

Date

cc: Steven Rajninger, Project Sponsor
Historic Preservation List

D. Lindsay & V. Wise, Planning Dept.
Bulletin Board / M.D.F.

REMARKS (continued):

The subject building, a San Francisco Marina-style single-family dwelling constructed in 1921, has been found to be eligible for inclusion in the California Register of Historic Places as a contributor to the potential Inner Richmond historic district under Criteria A (Events) and C (Architecture). The subject building is one of a collection of houses developed by a local architect, Earle B. Berte, and developer Harry B. Allen of Allen & Company.¹ The subject block face was built as one development with alternating raised and tunnel entrances and is composed of Marina and Tudor style homes. The legislated setbacks and landscaped strips between the sidewalks and street are notable for their connection to the Garden City Movement, popular in the early 20th century.

The subject property is therefore considered a historic resource under the California Environmental Quality Act (CEQA). In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. The Department determined that the proposed addition would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not, therefore, result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HRER) memorandum).²

The proposed project would consist of several elements:

1. The project includes altering the front of the building by removing the entry staircase on the north side of the building and infilling approximately 7 feet of the resulting 17-foot setback, removing the chimney located at the front, south side of the building, creating a new main entrance at the ground floor that would be accessed through the garage door and a newly created inner courtyard space, and replacing existing aluminum windows at the front façade with new aluminum-clad wood windows; and
2. The proposed project would add about 700 sq ft of new space and about 8 feet of height through a rear expansion on the ground and second floor and a new setback partial third-story addition, for a resulting building area of approximately 3,175 sq ft.

The determination of consistency concluded that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties*. This conclusion was based on the finding that the proposed project would not affect the integrity of the subject property or surrounding historic properties. Integrity is the ability of a property to convey significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but also must have integrity. The subject building has had few alterations. The original wood windows were replaced in 1961; however, this alteration is minor and easily reversible. In addition, the alterations to the other homes on the block face appear to be minor and reversible and do not detract from their overall character. Therefore, on balance, the subject building and block face retain all seven aspects of integrity. Moreover, the HRER concluded that "the proposed addition and alteration would not have a significant adverse impact on the integrity of the Alvin and Company Development located between 701 and 767 4th Avenue [which includes the subject property] and 2800 and 2850 Fulton Street."³

¹ *Historic Resource Evaluation Response* (HRER) memorandum from Aaron Starr, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. May 9, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2007.1473E.

² Ibid.

³ Ibid.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

CONCLUSION

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for an addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project would entail an approximately 700-sq ft addition to an existing 2,475-sq ft building in an urban area. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeremy Battis
Project Address: 757 – 4th Avenue
Block/Lot: 1647/009
Case No.: 2007.1473E
Date of Review: May 9, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes altering the front of the building by removing the entry staircase on the north side of the building, and infilling approximately 7' of the resulting 17' setback; removing the chimney located at the front, south side of the building; creating a new main entrance at the ground floor inside the setback for the garage door; replacing the double hung aluminum windows on the front of the façade with aluminum clad wood windows; and a rear addition that will be setback approximately 34' from the front façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1921 as part of a small tract development by Allen and Company of Marin County and San Francisco that includes homes between 701 and 767 4th Avenue and 2800 and 2850 Fulton Street. The development, including the subject building, was designed by the well known architect Earle B. Bertz, who is most know for his work in the City's Sea Cliff neighborhood. The subject property is included in the Inner Richmond Survey, prepared by San Francisco Heritage in 1990, with a rating of C+, which is defined as a building that helps to establish the distinctive architectural, historic and environmental character of a neighborhood or district. C+ rated buildings may be individually distinguished by one or two criteria, but lack overall distinction. According to the Inner Richmond survey, many C+ buildings may be eligible for the National Register of Historic Places as part of a historic district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the south east corner of the City's Inner Richmond Neighborhood, between Cabrillo and Fulton Streets. The tract of homes associated with the subject property received a VG rating in the Inner Richmond Survey, which means that the group of buildings is a valuable group of related buildings that have had some alterations, but those alterations do not significantly detract from the overall character of the potential district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1890-1929

Notes: Based on the four criteria for historic significance, staff believes that the subject building is eligible for inclusion on the California Register as a contributor to a grouping of homes that contributes to the potential Inner Richmond historic district significant under criteria A (Events) and C (Architecture). Staff does not believe that the subject property is eligible for the California Register under criteria B (Persons) or D (Information Potential).

The subject building is done in the Marina style, which is based on the Mediterranean style and which became popular in San Francisco after the 1915 Pan Pacific Exposition in San Francisco's Marina District. The subject building's main character defining features include the massing, stucco cladding, Spanish tile roof, symmetry on the main portion of the façade, window trim and detail, and front setback. The metal balconet at the front window appears to be historic; however it could be a later addition.

The subject block face was built as one development by Harry B. Allen of Allen & Company of Marin and the architect Earle B. Bertz. The development has an "A" "B" pattern with alternating raised and tunnel entrances and is comprised of Marina and Tudor style homes. Although modest, the development represents the high level of quality in both craftsmanship and design for which both Allen and Bertz were known. The legislated setbacks at the front and the landscape strips between the sidewalk and the street are notable for their connection to the Garden City Movement, which was popular during the early part of the 20th Century. The tract is also located within a 3 block area bound by 5th Avenue, Second Avenue, Cabrillo Street and Fulton Street where all but two of the homes were built between 1914 and 1929, which represents the last period of development in the area during the period of significance.

The potential Inner Richmond Historic District is composed of buildings constructed between 1890 and 1929 in the Craftsman, First-Bay Tradition/Shingle, Mediterranean and Period Revivals styles. The subject Marina style building as well as the other Marina and Tudor style buildings in the development clearly contribute to the historic significance of the district, both through their architectural type and quality and through their connection to a significant developer and architect

whom played a role in the settlement of the Inner Richmond. The building's history and development tract is representative of the last part of the first era of residential development within the greater Inner Richmond area and as one of a collection of houses developed within the district by a significant local architect and developer.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building has had few alterations. The original wood windows were replaced in 1961, however this alteration is minor and easily reversible. In addition, the alterations to the other homes on the block face appear to be minor and reversible and do not detract from their overall character. Therefore, on balance, the subject building and block face retain all 7 aspects of integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

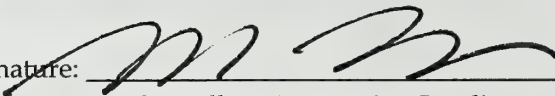
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

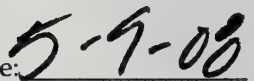
Notes: The proposed addition and alterations will not have a significant adverse impact on the integrity of the Alvin and Company Development located between 701 and 767 4th Avenue and 2800 and 2850 Fulton Street.

PRESERVATION COORDINATOR REVIEW

Signature: _____


Mark Luellen, *Preservation Coordinator*

Date: _____

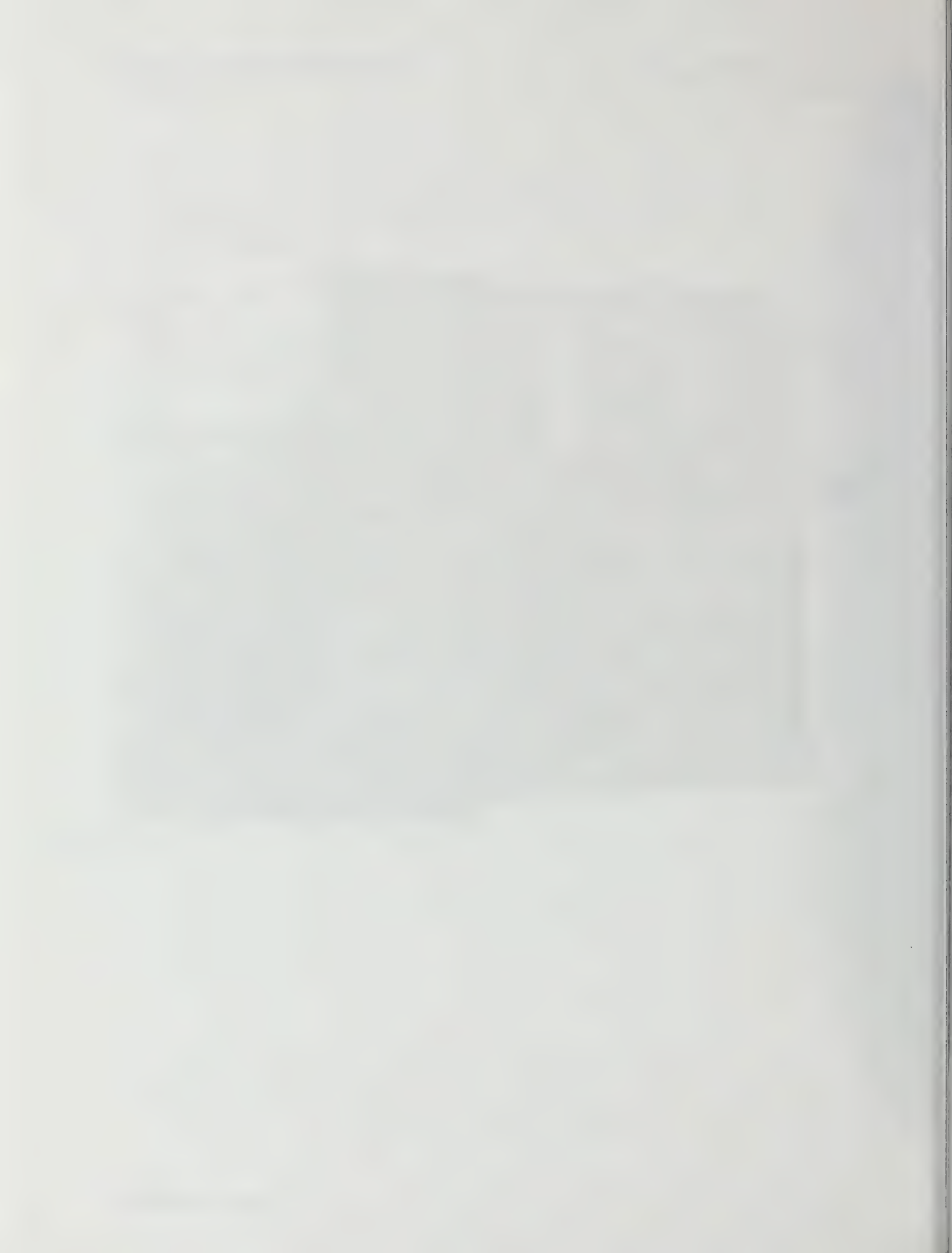


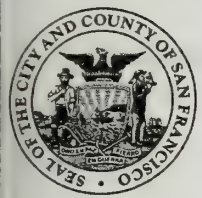
cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros / Neighborhood Planning- Southeast Quadrant

AS: G:\DOCUMENTS\Preservation\HRERs\757 4th Avenue.doc



757 4th AVE





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0208E
Project Title: 39 Chattanooga Street
Zoning: RH-2, 40-X
Block/Lot: 3619/0077
Lot Size: 3,249 square feet
Project Sponsor: Ken Martin – (510) 848-4923
Staff Contact: Don Lewis – (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes vertical and horizontal additions to the existing 17-foot-tall, one-story-over-basement, 1,770-square-foot, single-family residence built in the late 1880's. The proposed one-story vertical addition would be set back approximately 27 feet from the front building wall and approximately 44 feet from the front property line, while the horizontal addition would extend 4 feet beyond the existing rear building wall. The project also proposes to finish the unimproved basement level. The proposed alterations would increase the size of the building by 1,376 square feet and its overall height by 7 feet. The finished building would be 24 feet tall, two stories over basement, and approximately 3,146 square feet in size. The building would remain a single-family dwelling with one front-yard parking space. The project site is located on the east side of Chattanooga Street between 21st and 22nd Streets in the Noe Valley neighborhood, within an RH-2 (Residential, Two Family) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

DOCUMENTS DEPT.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO

Acting Environmental Review Officer

Date

CC: Ken Martin, Project Contact
Delvin Washington, SW Quadrant
Historic Preservation List

Bulletin Board, M.D.F
Supervisor Bevan Dufty

AUG 08 2008

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the 39 Chattanooga Street property appears eligible for listing on the California Register as an individual resource under Criteria 1 (Events) and Criteria 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

As described in the attached HRER, the subject building appears to have been constructed in the late 1880's and is among other structures on the block that survived from the earliest wave of residential construction on the block; historic Sanborn Fire Insurance maps illustrate that in 1900 and 1914, the block was sparsely populated, and that the area was more densely built-out by 1950. The unusually deep front setback and excavated basement provide a view of how Chattanooga Street at this location was originally configured with a street grade level a number of feet below the current grade level. Since the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history, the project site appears eligible for listing under Criterion 1 (Events). Research has not revealed information indicating any persons of known historical significance to have been associated with the subject property (Criterion 2, Persons). The subject building displays architectural characteristics of the earliest residential architecture in the area, and embodies an authentic type, period, region, or method of construction. The subject building, designed in the Italianate architectural style, features a parapet clad in shiplap siding that conceals the gable roof, and openings at the street-level façade that are arranged symmetrically with a centrally located door flanked on either side by a craftsman-style, wood, double-hung window. The building thus appears individually eligible for the California Register under Criterion 3 (Architecture).

Although the subject building has been altered over time, the building still retains its integrity for the following reasons. The building was not relocated when the street was re-graded and raised, nor was the façade removed. Features that characterize the Flat Front Italianate architectural style, such as the stepped parapet, cladding, and the symmetrical fenestration pattern remain. The raising of the street grade and the addition of a MUNI line have not significantly compromised the setting, and Chattanooga Street and the surrounding neighborhood retain their historic, residential quality. While the materials of the street-facing elevation have been compromised due to alterations, including the addition of the porch, the wood-cladding and wood ornament remain intact and the subject building retains its historic materials. The street-facing elevation conveys its historic significance within the neighborhood context. The subject building retains its association, through its architectural characteristics, with the early residential development of the Noe Valley neighborhood. Therefore, the structure still conveys its historic significance since many of its original character-defining features can still be identified.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, June 30, 2008. This memo is attached.

Having determined that the building is a historic resource, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. The proposed project would preserve existing architectural features and would rehabilitate the majority of the original portion of the residential structure which would remain a single-family dwelling. The proposed rear addition would be detailed in a manner that is compatible with the existing historic structure and distinct from the original structure. The proposed additions would be set-back from both the front building wall and front property line so that the visibility of the addition would be minimized from the street. In addition, the form, massing, and scale of the original structure would be preserved. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.

The proposed project would involve the addition of approximately 1,376 square feet to the existing 1,770-square-foot building. With the addition, the building would be approximately 3,146 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 39 Chattanooga Street
Block/Lot: 3619/0077
Case No.: 2008.0208E
Date of Review: June 30, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a vertical and a horizontal addition to the existing single-family home. The proposed one-story vertical addition is located approximately 27' from the front building wall, and approximately 44' from the front property line. As proposed, the rear addition will extend 4' beyond the existing rear building wall. With the proposed addition, the building will remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; however, the architectural elements of the street-facing elevation and physical evidence on the interior and the exterior of the west portion of the structure indicate that the subject building was constructed in the late 1880's. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It appears that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Chattanooga Street, between 21st and 22nd Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District in the Noe Valley Neighborhood. The subject building is substantially smaller than buildings on the block face, and has an unusually deep front set back which measures close to 17' in length. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject property appears to have been constructed in the late 1880's. The subject property appears to be among the structures that survive from the earliest wave of residential construction on the block; historic Sanborn Fire Insurance maps illustrate that in 1900 and 1914, the block was sparsely populated, and that the area was more densely built-out by 1950. The unusual front setback and excavated basement provide a view of how Chattanooga Street at this location was originally configured with a street grade level a number of feet below the current grade level. It appears that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-basement, wood-frame, single-family dwelling designed in the Italianate architectural style with Craftsman style elements (such as windows) that were added in a later building campaign. The street-facing elevation extends below the current street grade level, and up beyond the gable roof to form a false-front flat parapet. A retaining wall constructed of early street cobblestones stands approximately 3' west of the primary façade, creating a lightwell-type area at the basement level. The light-well area is covered by a narrow wood porch that extends across the front elevation; the porch was an addition to the original building.

At the basement level, the primary façade is supported by a brick foundation and features a window to the north and a window and door opening to the south. The two window openings are similar to one another in size, and align vertically with windows at the upper/street-level entry. The north opening features a simple six-over-six wood, double-hung window with extremely narrow muntins. Both the window and the door are missing from the openings on the south end. The exterior

basement level is clad in coved wood siding. Simple trim surrounds the north window. The ground between the cobblestone retaining wall and the façade is paved with bricks and a steep, narrow wood stair ascends from the southern openings to the street/entry level through a hatch in the porch floor.

The subject building is accessed from the current street level on the upper floor. Openings at the street-level façade are arranged symmetrically, with a centrally located door flanked on either side by a window. The entry features a standard, contemporary door with plain surrounds. Windows are craftsman-style, wood, double-hung. As noted above, an entry porch runs along the length of the building. The subject building features a parapet clad in shiplap siding that conceals the gable roof. Trim at the parapet is minimal.

The subject building appears to have architectural characteristics that embody the earliest residential architecture in the area, and embodies an authentic type, period, region, or method of construction, and appears individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: It appears that the subject building has been altered over time, although many of its original, character-defining features can be identified from the exterior. Below is an analysis of each of the seven aspects of integrity evaluated as part of the assessment of eligibility for the California Register.

Location: The integrity of the location remains intact. The building was not relocated when the street was re-graded, nor was the façade removed.

Design: Raising of the street and subsequent alterations have altered some aspects of the original design of the street-facing elevation. However, features that characterize the Flat Front Italianate architectural style, such as the stepped parapet, cladding, and the symmetrical fenestration pattern remain. Changes have not been so significant that they impair the ability of the structure to convey its historic significance.

Setting: Chattanooga Street and the surrounding neighborhood retain their historic, residential quality. Alterations including the raising of the street grade and the addition of a MUNI line have not compromised significantly the setting.

Materials: While the materials of the street-facing elevation have been compromised due to alterations including the addition of the porch, the wood-cladding and wood ornament remain intact. The subject building retains its historic materials.

Workmanship: The level of workmanship on the street-facing elevation has been compromised due to the removal of decorative elements at the cornice level, and the addition of the porch.

Feeling: The street-facing elevation conveys its historic significance within the neighborhood context.

Association: The subject building retains its association, through its architectural characteristics, with the early residential development of the Noe Valley neighborhood.

As noted above, it appears that the subject building is individually eligible for the California Register. It does not appear that the subject building is located within a potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 1,3,5, and 9 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate the existing structure, and will continue to utilize the structure as a single-family residential building.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure are preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

As noted above, the proposed vertical and horizontal addition will be set-back approximately 17' from the front building wall, and will be approximately 44' from the front property line. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.

It does not appear that the proposed alterations will significantly impair the ability of the subject building to convey its historic architectural significance.

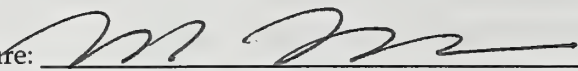
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building appears to an historic resource, and the proposed project appears to meet the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*
(Sophie Middlebrook as Acting Preservation Coordinator)

Date: 7-8-08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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Figure 1: Primary (west) facade at entry level, view from street.





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0467E
Project Title: 1648 Pacific Avenue
Zoning: Polk Street Neighborhood Commercial District
65-A Height and Bulk District
Block/Lot: 0574/011
Lot Size: 3,828 square feet
Project Sponsor: Samaneh Nili, Carey & Co.
415 733-0773
Staff Contact: Jeanie Poling – 415 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of Pacific Avenue between Van Ness Avenue and Polk Street in the northwestern corner of the Nob Hill neighborhood, bordering the Russian Hill and Pacific Heights neighborhoods. The 3,828 square foot (sf) property is entirely occupied by a two-story fire house constructed in 1917 and deactivated in 1976 (San Francisco Landmark #188). The project involves additions and alteration to the building for a change of use to retail and community space. The project would increase the existing 8,175 sf building by 506 sf for a total building area of 8,681 sf. The building height would remain at 42 feet 2 inches. No parking exists or is proposed on the project site. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a) and Section 15301(e)(1))

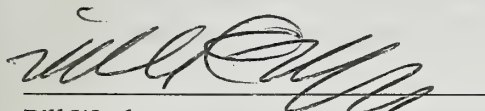
DOCUMENTS DEPT.

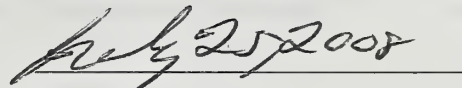
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Samaneh Nili, Project Sponsor
Jeanie Poling, MEA Division
Angela Heitter, Neighborhood Planning Division

Supervisor Aaron Peskin, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The first floor would contain retail space; the second floor, community space; and the third floor, office space. A vertical addition would be constructed to expand the existing 343 sf third floor by 506 sf for a total of 849 sf of office space. The proposed third floor addition would be set back approximately 80 feet from the front façade. Exterior alterations would include replacement of the existing non-original transom and roll-up garage doors with new hinged panel doors and transoms. Interior alterations include the extension of the mezzanine floor level, insertion of an elevator and a staircase, seismic upgrades, ADA accessibility improvements, and reconfiguration of interior walls.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1648 Pacific Avenue is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is a presumed Category A.2 historic resource because it is listed on an adopted local register – Article 10 of the Planning Code – as Landmark No. 188.

In a memorandum dated July 21, 2008, Planning preservation staff determined that the building on the subject property is a historic resource.² As described in the memorandum, it was one of many public buildings constructed during the City Beautiful Movement, which occurred during the period after the 1906 Earthquake and Fire until the start of the Great Depression in 1929. The building also appears eligible for listing in the California Register under Criterion 3 (architecture). Designed by noted architect John Reid, Jr., the building embodies the distinctive characteristics of the Beaux Arts style. As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, association, design, workmanship, setting, feeling and materials. While it has undergone alterations to its primary façade, these alterations have not diminished the building's integrity.³

The proposed project's alteration and expansion of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the resource's integrity or impact its inclusion on the California Register. Building façade elements that are not from the property's period of significance would be replaced with features based on historic pictorial evidence.⁴

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations of existing public or private structures, including changes of uses if the new use would be permitted in an equally restrictive or more restrictive zoning district as defined in the

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 1648 Pacific Avenue from Angela Heitter, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, July 21, 2008. A copy of this memorandum is attached.

³ Ibid.

⁴ Ibid.

City Planning Code. The proposed project would change the public services (fire house) portion of the building into retail and community use, which are permitted uses in the Polk Street Neighborhood Commercial District. Insofar as the proposed project would entail minor interior modifications necessary for a change of use and floor plan, the proposed alterations to the existing building are appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 506 sf to an existing 8,175 sf building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historic resource, and the proposed project would not adversely impact the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeanie Poling
Project Address: 1648 Pacific Avenue
Block/Lot: 0574/011
Case No.: 2008.0467E
Date of Review: July 21, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The project site is the Engine Co. No. 8, Truck Co. No. 4 Firehouse, which is an existing two-story, approximately 8,175 sq. ft. structure also known as City Landmark No. 188. The project site is a 3,828 square-foot (sq. ft.) property located mid-block on the north side of Pacific Avenue, between Polk Street and Van Ness Avenue and is entirely occupied by the existing structure, which was constructed in 1917 and deactivated from its civic service in 1976.

The proposed project is the alteration and expansion of an existing structure, which consists of:

- 1) Conversion of the firehouse to a mixed-use commercial, community and office use. The first floor would contain retail use, the second floor would contain a community space, and the third floor would contain an office use;
- 2) Construction of a vertical addition to expand the existing 343 sq. ft. third floor to create a new office space of approximately 849 (sq. ft.). The proposed third floor addition would not result in an increase in building height and will be setback approximately 80 ft. from the front façade; and
- 3) Replacement of the existing non-original transom and roll-up garage doors with new hinged panel doors and transoms. Interior alterations include the extension of the mezzanine floor level, insertion of an elevator, seismic upgrades, accessibility improvements and reconfiguring interior walls associated with the conversion. The proposed project would result in a total of approximately 8,681 sq. ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject brick building, designed by San Francisco architect John Reid, Jr., was constructed in 1917 to serve as the Engine Co. No. 8, Truck Co. No. 4 Firehouse. The original firehouse on this site was destroyed in the 1906 Fire and Earthquake. A temporary two-story wood frame building served as the firehouse until the existing structure was completed. The building was included in the 1976 Architectural Survey and was designated a San Francisco Landmark (No. 188) in 1987.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is a 3,828 square-foot (sq. ft.) property located mid-block on the north side of Pacific Avenue, between Polk Street and Van Ness Avenue. The subject property is within the Polk NCD (Neighborhood Commercial District) Zoning District and a 65-A Height and Bulk District.

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street and Van Ness Avenue neighborhoods stretch for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Side streets in the district have a greater proportion of residences than Polk Street itself. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as a large collection of automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The two-story structure occupies a small site and the street-facing façade is proportioned well and shares commonalities with the neighboring buildings as part of an intact row of small scale commercial structures on the block. The building contributes significantly to the continuity of the street pattern and is representative of quality institutional architecture of the early twentieth century.

-
1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by Carey & Co., Inc., Consulting.*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1917-1929

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The building appears to be eligible for listing in the California Register under Criterion 1 as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. As noted above, the subject property was completed in 1917 and occupied by the Fire Department of San Francisco. The Fire Department adopted the American location plan for their stations rather than plans used by its European counterpart. Instead of locating all fire-fighting equipment and men centrally within a city or town as was done in Europe, the typical American city distributed its fire fighting facilities widely over the entire city in an effort to give all areas an equal amount of protection based on the amount of time to reach any part of the city in

answering a call. Engine Co. No. 8, Truck Co. No. 4 served Nob and Russian Hills and Pacific Heights, the Polk Street and Van Ness Avenue neighborhoods until 1976 when the Fire Department deactivated the site.

As part of San Francisco's City Beautiful Movement, carried out largely during the term and under the supervision of Mayor James Rolph, the construction of Civic Center took shape. In addition to the group of monumental buildings enclosing the artistic plaza, many smaller public buildings were constructed during the Movement, including a number of schools and fire department structures such as 1648 Pacific Avenue. The handsome brick, tile and terra cotta fire station is typical of the high quality of public buildings of this period. The City Beautiful Movement sustained itself through almost two decades until 1929 when the Great Depression impacted economic development in San Francisco and throughout America, which establishes the end of the period of significance for Engine Co. No. 8, Truck Co. No. 4.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Engine Co. No. 8, Truck Co. No. 4 does not appear to be eligible under Criterion 2 (Persons). Prominent persons have been associated with the Building, such as Mayor James Rolph, but the lack of intimate association does not justify its inclusion under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Engine Co. No. 8, Truck Co. No. 4 appears to be eligible under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of the Beaux Arts style with strong Italianate architectural elements. Eclectic in its style, the two-story brick structure contains double firehouse doors which are flanked by pilasters with terra cotta composite capitals. The building is divided horizontally by a decorated terra cotta belt cornice with Greek key relief pattern and a row of dentils. Three "Italian" lamps have been removed from the capitals. The second level contains two symmetrical windows separated by a small centered light. A pitched red tile roof with a copper gutter on carved wood rafters accentuates the roof line before terminating to a parapet. The design also incorporates features that enhance the capability of the structure to hold heavy equipment with its massive interior beams and columns. The building also features a tall parapet with hooks that once held the water hoses. The distinctive characteristics of the handsome brick, tile and terra cotta fire station is typical of the high quality of public buildings of the City Beautiful Movement period.

The firehouse is also representative of the work of prominent San Francisco architect John Reid, Jr. A graduate of the University of California at Berkeley, a student at the Ecole Nationale des Beaux Arts in Paris, and employed at the San Francisco firm of architects Willis Polk and Daniel Burnham, John Reid Jr. opened his firm in 1911 and contributed to much of the architecture of San Francisco. Appointed to the City's Board of Consulting Architects by Mayor James Rolph, Reid with his colleagues laid out the general plan and perfected the details of the Civic Center plan, as evidenced by the progress in the construction of the City Hall and Auditorium buildings. In addition to this extensive work, John Reid, Jr., supervised the design and erection of many smaller public buildings,

including a number of schools and fire department structures, including 1648 Pacific Avenue. Some other local buildings attributed to John Reid, Jr., include 230 California Street, Hind Building (1913); 135 Van Ness Avenue, known as the San Francisco Public Schools Administration Building (1927); 99 Grove Street, Exposition Auditorium (1914) in collaboration with John Galen Howard and Frederick H. Meyer; Civic Auditorium (1913) also in collaboration with Howard and Meyer; Mission High School (1926) at 18th and Dolores Streets; and the Fairmont Hotel (1906) in collaboration with his brother James Reid.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Engine Co. No. 8, Truck Co. No. 4 retains much of its original integrity. The firehouse remains situated on its original lot and maintains its supporting role to the intact row of small scale commercial structures and its larger role as a centralized location to the surrounding neighborhoods to which the firehouse provided emergency assistance. Comparison with an historic photograph taken of the building shortly after completion indicates the firehouse has undergone alterations to the primary façade, including replacement of the original double hinged panel doors and prism-glass transoms with roll-up garage doors and smaller wire-glass transoms; the second-story double-hung windows are also replacements. While there have been alterations, these alterations have not diminished the building's integrity and that it retains sufficient integrity to convey the original design, the significant workmanship and materials that were put forth at the time of completion as a firehouse. Not only has the subject property been found significant under the California Register Criterion 1 and 3, but the subject property is found to have retained sufficient integrity from its period of significance.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☒ See explanation below of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

Notes: The proposed project is the alteration and expansion of an existing structure, which is found to be consistent with the Standards, not materially impair the resource's integrity, or impact its inclusion on the California Register. The conversion of the firehouse to a mixed-use commercial, community space and office use will be kept as a small-scale development, thus requiring minimal change to its character-defining materials, features, and spaces. The new uses as shown on the plans dated April 16, 2008, the ground floor retail use and the second floor community space retains the open floor plan of the original fire truck/equipment area and the firemen's living quarters. Interior alterations include the extension of the mezzanine floor level, insertion of an elevator, seismic upgrades, accessibility improvements and reconfiguring interior walls associated with the conversion, but are found to maintain the interior spatial relationships and have minimal impact to the structural integrity. The proposed project recognizes the physical record of its original use as a fire house.

Construction of the vertical addition to expand the existing third floor to create a new office space would not result in an increase in building height and will be setback approximately 80 ft. from the front façade. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. The small scale of the proposed addition is significantly setback from the street-facing façade, does not impact the significant fire hose parapet, and not visible from the immediate public right-of-way, protecting the visual integrity the property. While the addition will impact the rear façade of the structure, the rear façade is considered a secondary façade with very little character defining features. If the new addition was removed, the essential form and integrity of the historic property would be unimpaired.

The existing transom and roll-up garage doors are believed to be installed sometime after the 1940s, in response to the popularity of roll-up style doors installed in most automobile service structures and the ease of its operation. Because the existing transoms and garage doors were installed after the period of significance, these elements have not gained historic significance. The replacement of the existing non-original transom and roll-up garage doors with new hinged panel doors and transoms is based on historic pictorial evidence. There will be no removal of historic distinctive materials or features as a result of the project.

Overall, the proposed project is found to meet all applicable Secretary of the Interior's Standards for Rehabilitation, specifically Standards #1, #2, #3, #5, #6, #9, and #10.

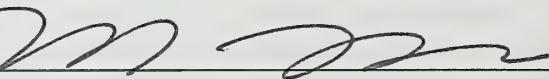
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed entrance alterations and vertical addition will have not have an adverse effect on the setting of the Polk Street and Van Ness Avenue neighborhoods or its adjacent historic resources, given that the important views, visual relationships, and historic spatial relationships will remain unaltered.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-21-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File



1648 Pacific Avenue





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0379E
Project Title: 2106-2108 Leavenworth Street
Zoning: RM-1, 40-X
Block/Lot: 0093/019
Lot Size: 2,186 square feet
Project Sponsor: Ahmad Larizadeh - (415) 385-2303
Staff Contact: Don Lewis - (415) 575-9095
don.lewis@sfgov.org

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Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves raising the existing 35-foot-tall, three-story, 2,607-square-foot, two-unit, residential structure constructed in 1908 approximately 5 feet to convert the existing crawl space at the basement level into a new 3-car garage. The project would also include the construction of a new entry portico and front stair, the excavation of approximately 2 feet for the new driveway, and the installation of a glass windscreen and guardrail system at the roof level. The proposed alterations would increase the size of the building by 909 square feet. With these new additions, the building would be approximately 3,516 square feet in size and 40 feet in height. The project site is located on the eastern side of Leavenworth Street between Greenwich and Filbert Streets in the Russian Hill neighborhood, within an RM-1 (Residential, Mixed, Low Density) zoning district and within an 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

DOCUMENTS DEPT.

REMARKS:

See reverse side.

AUG 11 8 2008

SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

July 28, 2008
Date

CC: Ahmad Larizadeh, Project Contact
Adam Light, NE Quadrant
Supervisor Aaron Peskin
Historic Preservation List

Bulletin Board
M.D.F.
Ellen Mae, North Beach Neighbors

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HREER) Memorandum, the 2106-2108 Leavenworth building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

The existing building was constructed in 1908 as a two-story, Edwardian residential building. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. Aside from the façade work to stucco the building, the subject building retains its location, association, design, workmanship, and materials, and exhibits a high level of historic integrity. However, the subject building does not possess any of the notable or outstanding characteristics that would identify it as individually eligible for the California Register. The surrounding area possesses a highly mixed character that does not reflect the setting in which the subject building was originally constructed, and the immediate area does not possess the requisite continuity in terms of style, construction period, craftsmanship and materials to be considered eligible as a California Register District. Therefore, the 2106-2108 Leavenworth Street building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district. In addition, the proposed project would not have an adverse impact upon any adjacent, off-site historic resources.

The proposed project would involve the addition of approximately 909 square feet to the existing 2,607-square-foot building. With the addition, the building would be approximately 3,516 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, June 26, 2008. A copy of this memorandum is attached.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: 2106 Leavenworth Street
Block/Lot: 0093/019
Case No.: 2008.0379E
Date of Review: June 26, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

Alterations to the existing structure to include the raising the structure 4'-11" to accommodate new off-street parking under the building, the construction of a new entry portico and front stair, and the installation of a glass windscreen and guardrail system at the roof level.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property has not been previously identified on an historic surveys or registers. Based on its construction date listed with the City Assessor, 1908, the subject building has been identified as a Category B building for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located along Leavenworth Street, a heavily traveled street. The surrounding neighborhood is primarily residential in nature; however, building style and scale is widely varied, from single-family homes to multi-story mid-rise structures. Several blocks within the general area have been previously identified as possessing a high level of historic integrity eligible for inclusion on the California Register of Historic Resources.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The subject building is a two-story Edwardian residential building constructed in 1908. Aside from the façade work to stucco the building, the subject building retains a high level of historic integrity from its initial date of construction.

Based on the supplied information the subject building does not possess any of the notable or outstanding characteristics that would identify it as individually eligible for the California Register.

Due to the mixed character of the area, in terms of style, construction period, craftsmanship, and materials, Preservation Staff does not believe that the subject building is located within an eligible California Register District.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes:

The subject property retains a high level of historic integrity, however the surround area possess a highly mixed character that does not reflect the setting in which the subject building was originally constructed. The immediate area does not possess the continuity in terms of style, construction period, craftsmanship, and materials to be considered eligible as a California Register District.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It is the determination of Preservation Staff that raising the subject building will not have an adverse impact upon any adjacent, off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

6-26-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Leavenworth_2106_2008.0379E.doc

The first of the year was a very successful one for the school. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The second of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The third of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The fourth of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The fifth of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The sixth of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The seventh of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.

The eighth of the year was also a very successful one. The pupils showed a marked improvement in their work, and the teachers were well satisfied with the results. The school was well attended, and the pupils were very obedient and well behaved.







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.0980E
Project Address: 200-220 Golden Gate Avenue
Zoning: C-3-G (Downtown General Commercial) Use District
80-X Height and Bulk District
Block/Lot: Block 0345, Lot 004
Lot Size: 18,905 square feet
Project Sponsor: Mara Blitzer, representing Tenderloin Neighborhood Development Corporation - 415 358-3922
Staff Contact: Jeremy D. Battis - 415 575-9022
jeremy.battis@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

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PROJECT DESCRIPTION:

The proposed project would convert portions of the existing Shih Yu-Lang Central YMCA, constructed in 1909, to 174 single room occupancy (SRO) homeless group housing units, 8,300 square feet (sq ft) of social services use, and 1,635 sq ft of retail use. The existing 96,673-sq-ft building contains 103 transient hotel rooms, is nine-stories and 105 feet high, holds a Category 1 designation, and is eligible for the National Register of Historic Places. The site contains no off-street parking and none is proposed. The adjacent Leavenworth Street parcel, which formerly provided about 50 off-street parking spaces dedicated to YMCA operations, is not a component of the proposed project. The residential conversion component would primarily reconfigure existing residential space on Floors 2 through 9, and would also convert racquetball courts spanning Floors 8 and 9. Existing uses to be retained include a 4,928-sq-ft auditorium, a 4,920-sq-ft gymnasium, a 920-sq-ft café, and the 3,045-sq-ft Wu-Yee Children's Services space. The project also includes a historic rehabilitation component, including restoration of the façade and an interior staircase between the ground and second floors. The proposed project would not involve any expansion of the existing building envelope. The subject parcel is located within the Tenderloin neighborhood on a block bounded by Turk Street, Leavenworth Street, Golden Gate Avenue, and Hyde Street, with frontage along Golden Gate Avenue and Leavenworth Street. The proposed project would require conditional use authorization for development density exceeding the allowable base floor-to-area ratio, and a variance from the open space requirement of the San Francisco Planning Code.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

DOCUMENTS DEPT.

REMARKS:

See reverse side.

AUG - 8 2008

SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko

Acting Environmental Review Officer

Date

July 30, 2008

cc:

Mara Blitzer, Project Sponsor
A. Heiter & V. Wise, Planning Dept.
Marvis Phillips

Historic Distribution List
Bulletin Board / M.D.F.

REMARKS (continued):

Historic Resources

The existing building at 220 Golden Gate Avenue is a historic resource as defined by the California Environmental Quality Act (CEQA) and the Guidelines for Implementing CEQA (State CEQA Guidelines Section 15064.5(a)(2)). The Shih Yu-Lang Central YMCA, constructed in 1909, is a Category I building under Article 11 of the *Planning Code* and the Downtown Plan. Under Article 11, Category I buildings are "Buildings of Individual Importance and Excellent in Architectural Design." The building also appears eligible for separate listing on the National Register of Historic Places and received a San Francisco Heritage rating of "B", indicating the building's significance under that survey.

The Department has determined that all proposed building modifications would comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.¹ As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist concluded that no modifications to the exterior of the building are proposed apart from an exterior façade restoration, and there would be no expansion of the existing building envelope. However, an external alteration at the non-visible northwest corner's 8th and 9th floors would be necessary to convert the two-story high racquetball courts to 26 SRO units. This exterior alteration, because it would occur on a secondary façade, would not affect the historic character or interpretability of the resource, and would, therefore, not result in a significant or adverse change. Within the interior of the building, the project would restore an original grand staircase connecting the ground and second floor lobbies. Regarding the proposed project's overall approach to restoration and adaptive reuse, the Department concluded that:

"The building will continue to be recognized as a grand public institution through the project's retention of distinctive materials, features, significant interior spaces and spatial relationships...Care in the rehabilitation of such features including the masonry and masonry joints will be undertaken using the gentlest means possible and applying mortar or similar content and strength as the existing."²

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in an adverse impact to a historic resource.³ Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 32.

As previously described, the proposed project includes the conversion of 103 transient hotel rooms to 174 group housing units and historic restoration the building. The proposed project would reallocate existing building space with no expansion of the existing building envelope.

CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

¹ *Historic Resource Evaluation Response* (HRER) memorandum from Angela Heitter, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. April 21, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2007.0980E.

² Ibid.

³ Ibid.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The site is located within the C-3-G (Downtown General Commercial) district where the proposed residential conversion would be permitted. The existing ground-floor retail use would be retained. *Planning Code* Section 216(a) defines density limitations for group housing but defers an interpretation of maximum permissible dwelling unit density to Section 124(f) for those properties that have exercised the sale of potential Transfer of Development Rights (TDRs):

For Article 11 buildings in the C-3-G District, additional square footage above that permitted by the base floor area ratio, up to the gross floor area of the existing building, may be approved with conditional use authorization, where: (1) TDRs were transferred from the lot by the applicable qualifying date; and (2) the floor area transferred was occupied by a qualifying non-profit organization; and (3) the additional square footage would be dedicated to housing households whose incomes are within 60 percent of the median area income, together with any social, educational, and health service space accessory to such units...⁴

Therefore, with conditional use authorization, the proposed project would not have any floor-area ratio limitations. The proposed project, which would include the conversion of the existing building to 174 group housing units would, therefore, not exceed the allowable dwelling unit density. As previously discussed, no physical expansion or significant alteration to the exterior façade is proposed. The project applicant is also seeking a variance from the open space requirement. The proposed project's residential, social services, and retail uses are consistent with the area's General Plan designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within a densely developed area of San Francisco, the downtown C-3-G district, an area consisting of small blocks, high-density urban development, and a mix of uses. The project site is an area of approximately 18,905 square feet, or 0.43 acres. Thus, the proposed conversion would be an urban in-fill development characterized as in conformance with existing uses and the character of the neighborhood.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site as it exists is covered entirely by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Recognizing the scale of the project and the dense and compact nature of the surrounding area's street grid, the Planning Department requested that a transportation assessment be conducted for the proposed project. In response, the project applicant retained DMJM Harris (DMJM) to analyze the proposed project's effects on traffic, transit, and parking. DMJM found that the "average delay and levels of service (LOS) at intersections in the vicinity of the

⁴ San Francisco Planning Code, Section 124(f)

Project site can be expected to remain at existing levels (LOS D or better) after completion of the proposed Project....total automobile usage [associated with the proposed project] is expected to be too low to have an effect on intersection operation.”⁵

Also, because of the nature of the proposed project, the Planning Department’s standard approach to transportation modeling, *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) not applicable. As stated in the assessment:

“[T]he Direct Access to Housing program requires that the applicant be homeless, a resident of San Francisco, have an ‘extremely low’ income that is equal to or less than 30 percent of median income for San Francisco, and participate in Third Party Rent Payment...Based on these criteria, it can be reasonably concluded that the modal split characteristics shown in the Planning Department’s *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) would not apply to future residents of the proposed Project. It can be expected that few, if any, of the Project’s future residents will own private automobiles...The Project’s travel demand can be expected to be mainly composed of transit and pedestrian trips.”⁶

As an alternative methodology, the DMJM transportation study analyzed existing uses generated at the subject property and estimated an existing daily 3,749 person-trips, 390 of which occur in the p.m. peak-hour. The DMJM study concluded that, with a percentage of project residents expected to be unemployed, and considering numerous on-site services and amenities to be provided on site, “it is unlikely that trip generation associated with the 174 group housing units would exceed that of the existing uses to be relocated...Project vehicle trip generation during the weekday PM peak hour is expected to be very low.”⁷

The proposed project’s retail use component would be expected to generate an estimated average daily 225 person-trips, including about 20 daily person-trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including automobile, transit, walking, bicycle, motorcycle, and taxi, resulting in about three vehicle-trips in the p.m. peak-hour. This estimate is made without crediting trips associated with the existing health club, social services, and housing uses, and can therefore be considered a conservative or worst-case estimate of potential trips.⁸

Because the proposed project would not result in a substantial increase in the number of automobile- and person-trips, over existing conditions during the p.m. peak hour, such a change would not have a significant adverse impact on surrounding intersections. Any change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. Furthermore, the proposed project would add a negligible increment to the cumulative long-term traffic increase on the area’s street grid as demonstrated by the transportation assessment’s finding that the project would not affect existing LOS (Level of Service) standards for the ten project area intersections examined.⁹ Thus, the project would also not substantially contribute to cumulative long-term traffic increases.

⁵ *Transportation Assessment*, 220 Golden Gate Avenue, San Francisco, CA. Prepared by DMJM Harris, July 7, 2008. This report is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA., as part of Case No. 2007.0980E.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

Parking

The proposed retail and office addition would include no off-street parking, which would be consistent with Planning Code Section 151.1(a) requiring no off-street parking in the C-3-G district. Thus, the proposed project would result in a small daily parking deficit for the 1,500 square feet of retail use described above as well as an anticipated group housing staff of 26 employees. Parking conditions in the vicinity were analyzed in the DMJM transportation assessment for 399 *Golden Gate Avenue* YMCA (August 2007). The study area, bounded by Eddy Street to the north, Jones Street to the east, Grove Street to the south, and Van Ness Avenue to the west, was found to contain over 2,000 off-street parking spaces in existing or under-construction garages.¹⁰ The immediate area has available limited on-street metered parking, typically with a time limit of two hours or less. Also, the existing adjacent approximately 50-stall surface parking lot described above would remain.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

¹⁰ This report is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2007.0980E.

Transit

The proposed facility's eligible residents would be expected to be dependent on transit service, including paratransit van service. Therefore, eligible residents of the facility would be expected to use available transit service. As described previously, the difference between the on-site population under existing conditions (103 SRO units) and proposed conditions (174 SRO units) would be expected to result in a small incremental increase in the number of users of the surrounding transportation system, including the City's and region's transit systems. Thus, the project would not have a substantial impact on transit servicing the project site. Moreover, the DMJM transportation assessment found there to be excess capacity on surrounding regional and local transit provider systems, with the exception of Muni's Metro subway service.¹¹ Thus, the proposed project would be expected to have no significant effects related to transit.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed facility would be serviced by the City's combined sewer system, which already serves the existing building's existing uses. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. The proposed facility's demand for utilities and public services would be adequately provided for by existing infrastructure, facilities, and personnel. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services. Rather, the proposed project, which would result in expanded public housing and public health social services, would result in new additional services available to the

¹¹ Supra note 5.

surrounding community. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on April 18, 2008. One response requesting to be notified of any future CEQA determination was received. Also, a letter of support was received from the Deputy Director of the San Francisco Department of Public Health. The letter explained that the proposed project would allow DPH to expand its services and offer mental and primary health care on-site to at-large and resident at-risk and homeless populations.

CONCLUSION

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 220 Golden Gate Avenue
Block/Lot: 0345/004
Case No.: 2007.0980E
Date of Review: April 21, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The proposed project is to convert the existing Shih Yu-Lang Central YMCA, constructed in 1909, to 174 single room occupancy (SRO) residential group housing units for the chronically homeless. The existing nine-story mixed-use building is 105 feet high and approximately 96,673 square feet (sq. ft.), of which is dedicated to social services, support staff offices, athletic use, and 103 transient hotel rooms. Existing uses to be preserved include a 4,928 sq. ft. auditorium, a 4,920 sq. ft. gymnasium, a second floor 920 sq. ft. café, and the ground floor 3,045 sq. ft. Wu-Yee Children's Services space. The residential conversion component would span Floors 2 through 9, which presently have the following uses: Floors 2 through 5 — auditorium, café, offices, and gymnasium space; Floors 6 through 8 — 103 transient hotel rooms; and Floors 8 and 9 — racquetball courts and offices. The basement would contain a 5,500-sq-ft multi-purpose room for tenant and owner-sponsored activities, 1,000 sq ft of storage, and approximately 3,000 sq ft for utility and mechanical rooms. No modifications to the façade exterior are proposed and the proposed project would not involve any expansion of the existing building envelope. However, an external alteration at the non-visible northwest corner's 8th and 9th floors would be necessary to convert the two-story high racquetball courts to 26 SRO units. The site has no off-street parking and none is proposed. The project also includes a historic rehabilitation component, including an exterior façade restoration. Internally, the project would restore an original grand staircase connecting the ground floor and second floor lobbies demolished by 1952 based on documentary and physical evidence.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject reinforced-concrete masonry building was designed by San Francisco's McDougall Brothers Architects in the Italian Renaissance architectural style with Classical Revival embellishments and constructed in 1909 as the YMCA of San Francisco, which it continues to serve. The building is rated as Category 1 (Significant) under the Downtown Plan, was included in the 1976 Architectural Survey, and was assigned a rating of "B", a high rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates, and although the property is not included on the National or the California Registers, it is eligible for an individual listing for the National Historic Register.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located at the northwest corner of Leavenworth Street to the east and Golden Gate Avenue to the south, within the C-3-G (Downtown General Commercial) Zoning District and 80-X Height and Bulk District. The "Shih Yu-Lang Central YMCA" or "Central Y", as it has become known, is located on a 137'-6" square parcel, occupies the entire lot, and sits among the City's dense National Register-eligible San Francisco Apartment Hotel Historic District.

The Historic District is a largely intact, visually consistent, inner-city residential area constructed during the years between the Great Fire and the Great Depression. The District is formed around its predominant building type: a 3- to 7-story, multi-unit, permanent residential apartment, hotel, and apartment-hotel constructed of brick or reinforced concrete. Other building types within the District are low commercial structures of similar age and construction. The Central Y is the monumental institutional use to the District.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the preparer / consultant and other parties.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1909-1933

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The building appears to be eligible for listing in the California Register as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. As noted above, the subject property was completed in 1909 and occupied by the Young Men's Christian Association, also known as the Central Y, which worked to provide education for teens and training for staff. The educational concept of the Central Y grew to create the YMCA Law School in 1910 and Golden Gate College in 1923. Along with many other YMCAs, the Central Y ran the post exchanges and led wartime fundraising campaigns during World War I. In addition to its educational mission, the Central Y provided public welfare services alleviating hardships of the poor until the Federal Government established an organized welfare system in 1933 through President Franklin D. Roosevelt's New Deal, which establishes its period of significance.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The Central YMCA does not appear to be eligible under Criterion 2 (Persons). As stated in the supplemental information produced by Frederic Knapp, prominent persons have been associated with the Building, such as President William Howard Taft, but the lack of intimate association does not justify its inclusion under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The Central YMCA appears to be eligible under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of the Italian Renaissance style with strong design elements found in Classical Revival. The Central Y is also representative of the work of three prominent San Francisco architects Charles, George and Benjamin McDougall, known as McDougall Brothers Architects. From the mid 1890s to the 1930s, the McDougall brothers collaborated on other institutional buildings such as the Oakland Federal Building; State Normal Schools at Fresno and Santa Barbara, and the San Francisco State Normal School with Bernard Maybeck; the Kings County Jail; and the Hanford Carnegie Library. The interior public spaces also exhibit high artistic values through the continued use of Classical Revival details found in the second floor, two-story lobby with glass atrium and the historic Boys' Entrance accessed from Leavenworth Street. Additional interior public spaces maintaining high artistic values are the historic auditorium complete with stage and mezzanine seating.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Although the alterations to the ground floor commercial storefronts, replacement of the main entry pediment, and some window replacements have occurred, the exterior of the building still possesses significant integrity. Many cumulative minor alterations on the interior have adversely impacted its interpretation, however, several interior spaces continue to convey the building's original occupancy, social importance and historical significance. Of those interior spaces, the second

floor lobby, atrium and mezzanine, classrooms, Men's gymnasium and mezzanine, and Director's offices are considered to maintain a high level of integrity.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

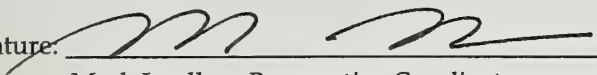
Notes: The property's conversion from institutional to residential with street level commercial space in the manner proposed will retain the majority of the building's infrastructure and distinctive architecture. The building will continue to be recognized as a grand public institution through the project's retention of distinctive materials, features, significant interior spaces and spatial relationships. Replacement of missing features, such as windows and the lobby's grand staircase will be based on documentary and physical evidence. Care in the rehabilitation of such features including the masonry and masonry joints will be undertaken using the gentlest means possible and applying mortar of similar content and strength as the existing. Overall, the project is found to meet the relevant Secretary of the Interior's Standards for Rehabilitation, specifically Standards #1, #2, #3, #5, #6, and #7.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 4-22-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vinaliza Byrd / Historic Resource Impact Review File

Photograph 2 Main Entrance



Photograph 3 Corner (South-East) Elevation





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008. 0074E
Project Title: 1345-1347 Hayes Street
Zoning: RM-1 (Residential Mixed Use District, One-Family)
40-X Height and Bulk District
Block/Lot: 1204, 045 and 046 (condominium)
Lot Size: 3,436 square feet
Project Sponsor: Daniel Barringer (415) 738-8906, for Phil Aro (415) 738-8906
Staff Contact: Jeremy Battis - (415) 575-9022
Jeremy.Battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project, concerning a circa 1885 San Francisco Stick Victorian two-unit building, involves exterior façade restoration and installation of a new two-car garage at the ground-floor level. The existing 44-foot high, two-story over ground floor storage area, 1,457 square-foot building provides no off-street parking. The proposed project would not change the existing height and area of the subject building. The existing use, occupancy, and floor plans would also remain largely unchanged, with the project affecting only the first 45 feet of lot depth at the ground floor. The façade restoration element would restore the original front stoop stair width, replace aluminum windows with double-hung wood sash windows and stucco with wood cladding, and reintroduce historically-appropriate decorative accents such as cornice brackets, parapet, portico, and gable pediments. The project site is located within the block bounded by Hayes Street to the north, Divisadero Street to the east, Fell Street to the south, and Broderick Street to the west in the Western Addition neighborhood.

EXEMPT STATUS:

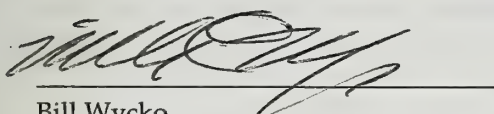
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

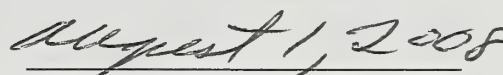
REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc:

Daniel Barringer, Project Sponsor
D. Lindsay & V. Mass, Planning Dept.
Historic Distribution List

Bulletin Board / M.D.F.

DOCUMENTS DEPT.

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).¹

As described in further detail in the attached HRER, the Department found that the existing building has been significantly altered since its original construction date. Alterations to the building include replacement of the exterior wood cladding with stucco and removal of all defining adornment material from the front façade as well as replacing the original windows with aluminum windows. Because of these alterations, Preservation staff determined that the subject building no longer possesses integrity with regard to design, workmanship, setting, feeling, and material. Preservation review did note a high number of pre-1906 buildings on the subject block, enabling the existing building to retain integrity of location and association. However, the building overall has poor historic integrity. As such, the Department concluded that the subject building does not meet the criteria that would render it eligible for inclusion with the California Register of Historic Places, and therefore, according to CEQA State Guidelines, the building is not a historic resource.²

The existing building is located in an area that appears to be eligible for listing on the California Register, and is therefore considered to be within a potential historic district. This area, including the subject and opposite block, consists of highly-intact Victorian-era buildings on consistent 25-foot wide lots. It should be noted that for the reasons cited above, namely that it does not exhibit the basic features that define the potential district, the subject building is not a contributor to the potential district.³ Additionally, the Department evaluated the proposed modification to the front façade, including the garage addition, and determined that the project would not result in a significant adverse impact on the potential historic district. Rather, the proposed project would restore historic integrity to the existing building so as to improve its association with surrounding buildings.⁴

Because the proposed project would not result in a substantial adverse change to a historic resource under CEQA, it may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1 further provides for interior or exterior alteration involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project involves replacement of the existing exterior stucco façade with wood cladding and reintroducing historically-appropriate decorative accents, and the conversion of a portion of the ground floor to a two-car garage. The proposed project would not change the existing

¹ *Historic Resource Evaluation Response (HRER) memorandum* from Shelley Perdue, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis, July 24, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2008.0074E.

² Ibid.

³ Ibid.

⁴ Ibid.

building height or area; the building would remain a 1,457-sq ft two-unit dwelling. Thus, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeremy Battis
Project Address: 1345 Hayes Street
Block/Lot: 1204/034
Case No.: 2008.0074E
Date of Review: July 24, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 558-6625 | shelly.perdue@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project, concerning a circa 1885 San Francisco Stick Victorian two-unit building, involves exterior façade restoration and installation of a two-car garage within the existing structure located in the front setback area. The façade restoration would replace aluminum windows with double-hung wood sash windows, stucco with wood cladding, and introduce historically appropriate decorative accents such as cornice brackets, parapet, portico, and gable pediments. The new architectural elements would be based upon evidence from matching buildings in the surrounding area. The proposal also includes widening and replacing the front entry stair and reducing the width of the existing structure located in the front setback. Please see plans for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is not included on any historic surveys and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located within the block bounded by Hayes Street to the north, Divisadero Street to the east, Fell Street to the south, and Broderick Street to the west in the Western Addition neighborhood. The property is immediately surrounded by low-density mixed residential land uses with a small-scale neighborhood commercial zone to the east along Divisadero Street, all within a 40 -X Height and Bulk District.

The Western Addition neighborhood is roughly bound by Van Ness Avenue, Golden Gate Park, the Upper and Lower Haight neighborhoods, and Pacific Heights. Historically, it was an addition to the city west of Van Ness Avenue (hence, "Western Addition"). Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Stick Victorian, Italianate, Queen Anne, and Edwardian. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. Furthermore, the neighborhood contains many building that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: The subject building appears to be located in an area that is eligible for listing on the California Register under Criterion 1 and 3 as a historic district. The subject block and the facing block, appear to be significant as a group of buildings that representing the first wave a residential development in the Western Addition and as a group of highly intact Victorian-era buildings representing the prominent architectural styles of the late 19th and early 20th centuries. The blocks consist of Stick Victorian, Italianate, Queen Anne, and Edwardian style buildings and display a consistent pattern of styles, forms, footprints, and fenestration. The period of significance for this potential district appears to be 1880s-1920s. The character-defining features of this potential district are:

- Narrow lots with a 25' street frontage,
- One-to-three story residences with raised basements
- Single-family dwellings
- 2, 3, and 6 unit flats
- Horizontal wood, wood shingle, or stucco siding
- Gabled roofs with asphalt or wood shingles
- Victorian and Revival style exterior plaster and wood ornament

The subject building is a three-story-over-basement, wood-frame, two-family residence constructed in 1885 by the Gray Brothers during the identified period of significance for the block. However, 1345-49 Hayes Street does not retain historical integrity (see below) and does not appear to contribute to the identified district. The building is not, therefore, a historical resource per CEQA Guidelines.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The subject property has been significantly altered since it was constructed in 1885. The building has been stripped of all historic ornamentation, windows, doors, and cladding material. The original building form has also been insensitively altered by the addition of a one-story commercial space in the front setback area. Overall, the original Stick Victorian-style of the building, which once linked the building to the early development period of the neighborhood and to the unique grouping of Stick Victorian buildings on the block, is no longer legible. Therefore, the building no longer retains a sufficient level of historical integrity to qualify as a resource on the California Register.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

- ☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)
-

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

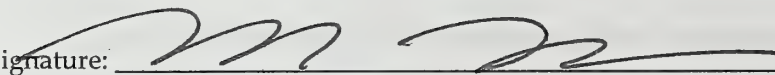
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project would not have an adverse effect on the potential California Register eligible historic district identified in Section 1. On the contrary, the careful restoration of the subject building would return historical integrity to the building so that its historical and architectural relationship to the surrounding buildings would become evident. As per the *Secretary of the Interior Standards for the Treatment of Historic Properties*, the design of the reconstructed historical elements at the front façade are based upon details found at similar buildings, in particular 445 Baker Street, located in the surrounding neighborhood and constructed by the same builders, the Gray Brothers, in the Stick Victorian style. These elements include the parapet and cornice details, the inset wood panel details, the window and door trim, and the projecting square bay details. Although the non-

historic structure in the front setback would remain to be converted into a 2-car garage, the proposed modifications would reduce the size of the existing structure and, therefore, partially restore the historically open front setback area. The reduction in the size of the structure also allows for the widening of the entry steps, which is be more in keeping with the proportions of the building. Furthermore, the proposed cladding and architectural elements for the garage structure are compatible with the style and character of the historic buildings in the area.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-24-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0074E_1345 Hayes.doc



SUBJECT
-1345 HAYES





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1084E
Project Title: 4044-4052 Balboa Street
Zoning: NC-1 (Neighborhood Commercial Cluster District)
40-X Height and Bulk District
Block/Lot: 1584/019
Lot Size: 5,200 square feet
Project Sponsor: Samuel Kwong
415-391-3313
Staff Contact: Moises Aceves – (415) 575-9050
Moises.Aceves@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site currently functions as neighborhood-serving commercial retail and restaurant space. The proposed project involves the demolition of the existing 4,920 square foot structure, which was constructed in 1935, and the new construction of a 40-foot-tall, four-story-over-basement mixed-use building containing six dwelling units, a restaurant, and six off-street parking spaces. The proposed building would be approximately 17,875 square feet in size and would be situated on a corner lot facing Balboa Street with its secondary façade along 42nd Avenue in the Outer Richmond neighborhood. The site is located within the NC-1 (Neighborhood Commercial Cluster) zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

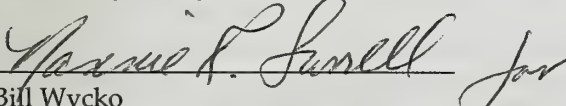
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Samuel Kwong, Project Sponsor
M. Aceves, Planning Dept
Historic Distribution List
Supervisor Jake McGoldrick, District 1

Bulletin Board
V. Byrd, M.D.F
Exclusion/Exemption File

DOCUMENTS DEPT.

AUG 15 2008

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the property at 4044-52 Balboa Street does not appear eligible for listing in the California Register as either an individual resource or as a contributor to a historic district.¹

The existing building is a single-story, stucco-clad commercial building with three storefronts, articulated in an Art Deco Style. The building is rectangular in form and is divided into three distinct commercial spaces. The subject building remains largely intact, but much of the integrity of the original structure has been lost due to extensive modifications. These alterations include extensive modifications to the three entrance bays, changes in fenestration patterns, and the removal of the original cladding such as stucco and tile. The subject building retains its location, design, and materials, while it lacks association, workmanship, setting, and feeling. Research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history.²

The commercial buildings located along Balboa Street were constructed primarily between 1920-1928, but photographs of the neighborhood context indicate that most of the early twentieth century buildings have been replaced; the few early century buildings that remain appear heavily altered. In addition, the surrounding buildings do not retain a high level of historic integrity having undergone significant alterations, such as unsympathetic storefront in-fill. Therefore, the building does not appear eligible for the California Register as either an individual resource or as a contributor to a historic district.³

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project would be consistent with the San Francisco *General Plan* and with its zoning designation. The site is located within a NC-1 (Neighborhood Commercial, Cluster) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* sections 710.20 and 710.90.

The proposed project would require Conditional Use Authorization under *Planning Code* Section 710.11 to develop a lot size greater than 5,000 square feet in an NC-1 zoning district. The proposed project would construct a 40-foot tall, four-story-over-basement structure approximately 17,875 square feet in size.

¹ Memorandum from Shelley Perdue, Preservation Technical Specialist, to Moises Aceves, Planner, Major Environmental Analysis, January 9, 2008.

² Ibid.

³ Ibid

Pursuant to *Planning Code* Section 151, the project would be required to provide six off-street parking spaces, one space for every dwelling unit. The proposed project would provide six off-street spaces. The project would be consistent with all other applicable zoning plans and policies.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The .12 acre (5,200 square foot) project site is located within a fully developed area of San Francisco. Surrounding land uses primarily consist of residential, and commercial development. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, is mainly covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species. Street trees are the primary habitat value on the site and they will be maintained.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site is located on the northeast corner of Balboa Street and 42nd Avenue in the Outer Richmond District of San Francisco. The intersection of Balboa Street and 42nd Street is a 2-way stop sign controlled intersection with stop signs facing 42nd Street. The intersection is designed to accommodate approximately 4,500 vehicles per-hour.⁴ Based on a conservative assessment of movements using the project site as the origin/destination, the project site would generate approximately 270 daily person-trips, 29 of those person-trips would occur during the PM peak-hour. The person-trip mode split suggests that 142 of the daily person trips would take place via automobile, 20 by transit, 54 by walking, and another 54 would use other means of transport. In the PM Peak hour, 13 person-trips would take place via automobile, 2 by transit, 5 would walk, and another 9 would use other means of transport. The project added traffic would not significantly affect the existing roadway level of service

The site is well served by public transportation. During the week, seven MUNI lines are available to serve the proposed project site. The seven MUNI lines adjacent to the project site operate, at headways averaging 10-15 minutes. As these riders would additionally be distributed across one or two coaches for any line, this would result in approximately 1-2 riders

⁴ United States Department of Transportation, Federal Highway Administration 2000. Manual on Uniform Traffic Control Devices (MUTCD), Accessed June 12, 2008 online at <http://mutcd.fhwa.dot.gov/>

per coach.⁵ MUNI would be expected to have existing capacity to accommodate this additional increment of ridership. Impacts would be considered less-than-significant.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Parking: Pursuant to *Planning Code* Section 151, the project would be required to provide approximately six off-street parking spaces, one per each dwelling unit. The project would provide a total of six parking spaces. Apart from the Planning Code requirements, the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) estimates parking demand based on the proposed development intensity. Parking demand analysis suggests the proposed building would create an estimated demand for 17 parking spaces. This indicates that there would be a demand-based parking deficit of 11 parking spaces overall. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by the California Environmental Quality Act (CEQA). Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.⁶ The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

⁵ San Francisco Municipal Transportation Agency, Most (&Least) Frequented Service, Accessed December 24, 2007 online at <http://www.sfmta.com/cms/mroutes/FrequentService.htm>

⁶ San Francisco. Transit First Policy. Accessed online December 04, 2007 at: www.sfmta.com/cms/bcomm/3179.html

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban neighborhood, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The project proposes to construct a building of approximately 17,875 square feet, which is much less than the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

Archeological Resources: The project would require excavation to a depth of four feet to construct a new elevator pit and two feet for a new concrete mat foundation. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-

significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁷

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be situated in an area where all utilities and services are currently provided, no need for any expansion of public utilities or public service facilities is anticipated.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on November, 15 2007 to owners, and occupants within a 300-foot radius of the project site. No comments were received.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting certain conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects with respect to traffic, parking, noise, water quality, or archeology and would therefore meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁷ Archeological Response for 4044 Balboa Street, Memorandum from Don Lewis, Major Environmental Analysis, January 16, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1084E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Moises Aceves
Project Address: **4044-52 Balboa Street**
Block/Lot: 1584/019
Case No.: **2007.1084E**
Date of Review: January 9, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 558-6625 | Shelley.Perdue@sfgov.org

PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing single-story commercial structure, and the construction of a new, mixed-use structure with three stories over ground floor commercial space, six dwelling units, and six off-street parking spaces. The proposed new structure measures approximately 13,466 square feet. Preliminary plans of the proposed additions have been submitted to the Department with the Environmental Exemption application, and Conditional Use and Variance applications have been filed.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1935; however, the subject building appears on the 1913-1928 Sanborn Fire Insurance Map and may have been constructed in the late nineteen-twenties. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the northeast corner of Balboa and 42nd Avenue, within an NC-1 Zoning District (adjacent to an RH-1 residential district) and a 40-X Height and Bulk District in the Outer Richmond Neighborhood. According to the available Sanborn Fire Insurance Maps, the area remained undeveloped until the early 1920's, and by 1928, both the residential enclave along 42nd Avenue and the commercial district along Balboa Street had been developed. Photographs of the neighborhood context indicate that most of the early twentieth century commercial buildings have been replaced; the few early twentieth century buildings that remain do not appear to retain their original integrity and appear heavily altered. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject property appears to have been constructed circa 1928. The subject property appears to be one of the early commercial structures on the block; information submitted by the project sponsor illustrates that in 1913, the block was sparsely populated but that by 1928 a regular pattern of residential development had been established along the Avenues (41st, 42nd, and 43rd Avenues), and a commercial district had been established along Balboa Street. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from the building permit history and newspaper searches provided by the Project Sponsor indicates that the first owner associated with the lot was Alfred F. Meter, according to information from the Assessor's Office. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a single-story, stucco-clad commercial building with three storefronts, articulated in an Art Deco style. The subject building is rectangular in form and is divided into three distinct commercial spaces.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: While it appears that the form of the subject building remains largely intact, much of the integrity of the original structure as been lost due to extensive modifications to the three entrance bays, the fenestration patterns, and the removal of original cladding such as stucco and tile. As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

1-10-08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vinaliza Byrd / Historic Resource Impact Review File
Mary Woods, Neighborhood Planner, NW Quadrant

G:\DOCUMENTS\historic\4044 Balboa Street.doc

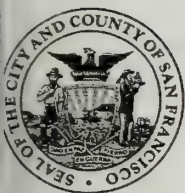
4044-52 Balboa Street

South Facing



< West facing wall





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0406E
Project Title: 2131 North Point
Zoning: RH-3, 40-X
Block/Lot: 0921/039
Lot Size: 3,436 square feet
Project Sponsor: Henry Yeung, Jan Threlkeld AIA - (415) 333-3535
Staff Contact: Don Lewis - (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves vertical and horizontal additions to the existing 22-foot-tall, two-story, 2,775-square-foot, single-family residential structure constructed in 1926. The proposed two-story vertical addition would be set back approximately 10 feet from the front building wall at the 3rd story and approximately 15 feet from the front building wall at the 4th story, while the horizontal addition would extend approximately 14 feet beyond the existing rear building wall. The proposed project would also include removing the existing stairs from the existing lightwell and altering the interior of the single-family dwelling which includes the addition of a second off-street parking space at the ground floor. The proposed alterations would increase the size of the building by 2,850 square feet. With these new additions, the building would be approximately 5,625 square feet in size and 40 feet in height, and would remain a single-family dwelling. The project site is located on the south side of North Point between Scott and Divisadero Streets in the Marina District neighborhood, within an RH-3 (Residential, House, Three-Family) zoning district and within an 40-X height and bulk district.

EXEMPT STATUS:

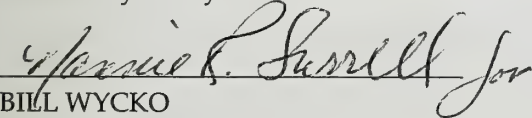
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Acting Environmental Review Officer


Date

CC: Henry Yeung, Project Contact
David Lindsay, NW Quadrant
Supervisor Michela Alioto-Pier

Bulletin Board

M.D.F.

Historic Preservation List DOCUMENTS DEPT.

AUG 11 2008

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The 1976 Architectural Survey undertaken by the Planning Department included the Marina area but also found relatively few significant buildings in the immediate area. While portions of the Marina District neighborhood may display more significant architecture, it does not appear that the buildings located in the immediate area of the subject property are eligible for listing on the California Register as a historic district. Therefore, the 2131 North Point building does not appear eligible for listing on the California Register as a contributor to a potential historic district. In addition, the proposed project would not have an adverse impact upon any adjacent, off-site historic resources.

The proposed project would involve the addition of approximately 2,850 square feet to the existing 2,775-square-foot building. With the addition, the building would be approximately 5,625 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Chelsea Fordham
Project Address: **2131 North Point**
Block/Lot: 0921/039
Case No.: **2008.00406E**
Date of Review: July 28, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 575-6625 | shelley.perdue@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a two-story vertical addition and a horizontal addition in the rear yard, to remove the existing stairs, and to alter the interior of the existing single-family residence constructed in 1926.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is not included on any historic surveys or local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of North Point between Scott and Divisadero Streets in the Marina District neighborhood. The property is immediately surrounded by 3-family and multi-family Residential land uses and is across the street from a large public school lot, all within a 40 -X Height and Bulk District.

The subject building is located on a block of North Point composed primarily of two-to-three-story houses. The Marina District neighborhood is characterized by multiple unit apartment buildings intermixed with single-family dwellings and some commercial buildings along Chestnut and Lombard Streets. The boundaries of the neighborhood are generally, Marina Boulevard to the north, Lombard to the south, Van Ness to the east, and the Presidio to the west. The predominant architectural styles are Mediterranean or Spanish Revival with a handful of Exotic Revival buildings.

The land upon which the Marina District now sits was primarily marshland and lagoon prior to the Panama-Pacific International Exhibition (PPIE) held in 1915, at which time the land was filled with dredged material and earthquake debris from 1906, creating a final site of approximately 635 acres. The land is situated between the City's two military facilities, the Presidio and Fort Mason. Prior to this time the area was known as Harbor View and contained approximately 400 scattered commercial and

residential buildings but no systematic development. As a result of the PPIE, the rail lines were extended to the area, increasing accessibility and encouraging development once the event closed.¹

The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. The Meyer Brothers builders, builders of the subject property, were one of the first companies to purchase parcels and build speculative housing. Their company built and sold single family homes and rental units within the Marina District and throughout the City. By 1930, approximately 75% of the Marina's parcels were built out, housing approximately 25,000 people.²

-
- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:			

Notes: In 2002, a Historic Architectural Survey Report was prepared for the Doyle Drive Project, which evaluated the historical significance of 35 buildings within the Marina District neighborhood in close proximity to the subject property. The buildings were located mostly along Marina Blvd. and Lyon Street. This report found that none of the surveyed buildings were eligible for listing on the California Register either individually or as contributors to a historic district. The evaluation states, in brief, that the area is not associated with any "renowned historical events, nor is it famous for a particularly notable architectural style."³ Neither did the report find that the buildings were significant for associations with significant residents, architects, or builders.

The 1976 Architectural Survey undertaken by the Planning Department included the Marina area but also found relatively few significant buildings in the immediate area – 14 within the eight immediately adjacent blocks. While portions of the Marina District neighborhood may display more significant architecture, it does not appear that the buildings located in the immediate area of the subject property are eligible for listing on the California Register as a historic district under Criteria C

¹ JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

² Ibid.

³ Ibid, p. D-18.

(Architecture). Neither does the area appear to be eligible for listing on the California Register under Criteria B (Persons) for its association with any significant residents, architects, or builders. Although the Meyer Brothers builders were a well known company in San Francisco that completed a significant number of projects in the immediate area and throughout the city, the subject building is not an outstanding example of their work and no outstanding group of buildings by the builders was identified in the immediate area. Furthermore, although the neighborhood is indirectly related to the 1915 PPIE through its development timeline, the area does not appear to be directly associated with any other significant historical events. Therefore, the area does not appear eligible for listing under Criteria A (Events). Lastly, no information has been presented that would qualify the building as eligible for individual listing on the California Register under any of the criteria.

The evaluation of Criteria D (Information Potential) is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject property does not appear to have been significantly altered since it was constructed in 1926.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

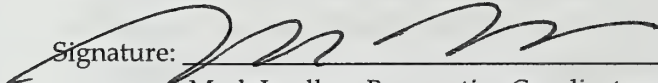
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject building does not appear to be located within a California Register eligible historic district and nor is it in close proximity to any individually eligible historic resources; therefore, the proposed project will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-28-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0406E_2131 North Point.doc







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0663E
Project Title: 520 28th Avenue
Zoning: RM-1 (Residential, Mixed District, Low Density)
40-X Height and Bulk District
Block/Lot: 1517/030
Lot Size: 3,000 square feet
Project Sponsor: Cyril Hackett, Owner
415 595-1478
Staff Contact: Jeanie Poling – 415 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the east side of 28th Avenue on a block bounded by Geary Boulevard to the north, Anza Street to the south, and 27th Avenue to the east in San Francisco's Outer Richmond District. The proposed project includes the demolition of an approximately 1,500-square-foot (sf) 25-foot-high single-family residence, consisting of one story over basement with attic, on a 3,000 sf lot, and the construction of a 6,863 sf, four-story, 40-foot-high, three-unit residence, including three off-street parking spaces. The maximum depth of excavation for the new building foundation would be 2 feet.

EXEMPT STATUS:

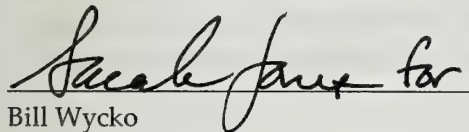
Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

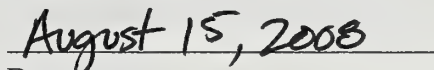
REMARKS:

See the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Cyril Hackett, Project Sponsor
Jeanie Poling, MEA Division
Aaron Starr, Preservation Planner
Supervisor McGoldrick, District 1

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

DOCUMENTS DEPT.

AUG 19 2008

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 520 28th Avenue is a historical resource as defined by CEQA. In a memorandum dated August 1, 2008, the Planning Department determined that the existing structure on the project site is not a historical resource as defined by CEQA.¹

The existing building was constructed by an unknown architect in 1911. The building is not included on any historic surveys and is not included on the National or the California Registers; however, for purposes of CEQA review, the building is a Category B building, which is a property requiring further consultation and review, because it is more than 50 years old and proposed for demolition. As described in the memorandum, the building has a pitched roof, two types of wood siding at the front, and a raised entry. Its style is vernacular, and it appears as if most of the original detailing has been removed or modified. The subject building does not appear to be eligible for individual listing on the California Register of Historic Resources based on events (Criterion A), persons (Criterion B), architecture (Criterion C), or history (Criterion D). For these reasons, the demolition of the building at 520 28th Avenue would not result in significant effects on an individual historic resource.²

The area surrounding the subject property has a mixed visual character with no identifiable period of significance. The neighborhood does not appear to be a known or potential historic district, and there are no known historic resources within the immediate area; therefore, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.³

Because the existing building is not considered an historical resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant resources, its demolition and replacement would not result in a significant impact on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one approximately 1,500 sf single-family residence and the construction of a 6,863 sf, three-unit residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the

¹ Historic Resource Evaluation Response Memorandum for 520 28th Avenue from Aaron Starr, Preservation Planner, to Jeanie Poling, Major Environmental Analysis, August 1, 2008. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeanie Polling
Project Address: 520 – 28th Avenue
Block/Lot: 1517/030
Case No.: 2008.0663E
Date of Review: August 1, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

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San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
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PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family, 1-story over basement with an attic building and replace it with a 4-story, 3-unit building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1911. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 28th Avenue between Geary Boulevard and Anza Street in the City's Outer Richmond District. The immediate context is mostly 3-story, multi-family homes done in a mixture of vernacular styles.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district. The subject building is a simple wood framed building, 1-story over basement with an attic. The building has a

pitched roof, two types of wood siding at the front and a raised entry. It's done in a vernacular style, and it appears as if most of the original detailing has been removed or modified.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for the California Register under Criteria A. No significant events in San Francisco's history have been found to be directly associated with the subject building.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for the California Register under Criteria B. Research has not uncovered any persons associated with the property whose lives are important to our local, regional or national past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for the California Register under criteria C. The subject building was designed by an unknown architect, and does not possess distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building does not meet any of the 4 eligibility criteria for the California Register; issues of integrity do not apply.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The surrounding area has a mixed visual character with no identifiable period of significance. The subject neighborhood does not appear to be a known or potential historic district, and there are no known historic resources within the immediate area; the proposed project will not have an adverse effect on off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

8-4-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\520 - 28th Avenue.doc

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520 28th Ave.





SAN FRANCISCO PLANNING DEPARTMENT

August 20, 2008

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To Whom It May Concern:

Chapter 31 of the San Francisco Administrative Code requires the Planning Department to mail a written determination of categorical exemptions for projects involving any historical resources as defined by CEQA to any individuals or organizations that have previously requested such notice in writing. You are receiving this notification because Planning Department records indicate that you have asked to receive such notice.

8
9
9/32
The Planning Department has determined that the proposed project at 1117-1119 Church Street (Block 3650, Lot 053) is categorically exempt from CEQA per Section 15301 of the *CEQA Guidelines*. The building was constructed in 1888 and is listed on the *Architectural Survey of 1976* and on the *Here Today* survey. The proposed project involves converting an existing attic to habitable space, addition of two dormers, and converting part of the attic at the rear to an outdoor deck. The proposed project would not change the height of the building or the number of dwelling units. The Planning Department Preservation Technical Specialist has determined that the proposed modifications are consistent with the *Secretary of the Interior's Standards* and as such, the proposed project is appropriately exempt from further environmental review.

If you have any questions or would like additional information, please contact Viktoriya Wise at (415) 575-9049.

Enclosures: Environmental Exemption Application
Photographs of the subject building
Historical Resource Review Form

DOCUMENTS DEPT

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www.sfplanning.org

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ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
EA

Owner/Agent Information

Property Owner: SETH SPALDING Tel. No.: 415.793.2055
Address: 1117 CHURCH ST Fax No.: N/A
SAN FRANCISCO, CA 94114
Project Contact: TOM MCELROY/FELDMAN ARCH. Tel. No.: 415 252 1441 x22
Address: 1126 FOLSOM ST SUITE 4 Fax No.: 415 252 1442
SAN FRANCISCO, CA 94103 Email: tomc.feldmanarchitecture.a

Site Information

Site Address(es): 1117 CHURCH ST
Nearest Cross Street(s): 23 RD ST
Assessor's Block(s)/Lot(s): 3650 / 53 Zoning District(s) RM1
Site Square Footage: 4,062 SQ. FT. Height/Bulk District(s): 40
Present or Previous Use of the Site: TWO-FAMILY
Does the project site have an average slope greater than 20 percent? _____
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. YES - BUILDING IS ON 1976 SURVEY

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☐ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☒ Zoning Change ☐ Other

Please Describe Proposed Use: TWO-FAMILY
Estimated Construction Cost: _____
Previous Environmental Review: N/A Case No.: _____
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

SEE ATTACHED SHEET.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☐
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____ Date: _____
Agent or Owner

Print full name of applicant: TOM MCELROY

(This space for staff use only)

Fees: ☐ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(a) - Existing Facilities: Interior or exterior alterations
involving such things as interior partitions, plumbing and electrical conveyances.

V. Wise 8.19.08

SAN FRANCISCO
PLANNING DEPARTMENT

Case No. _____

35707.8000

Vikoriya Wise -

3

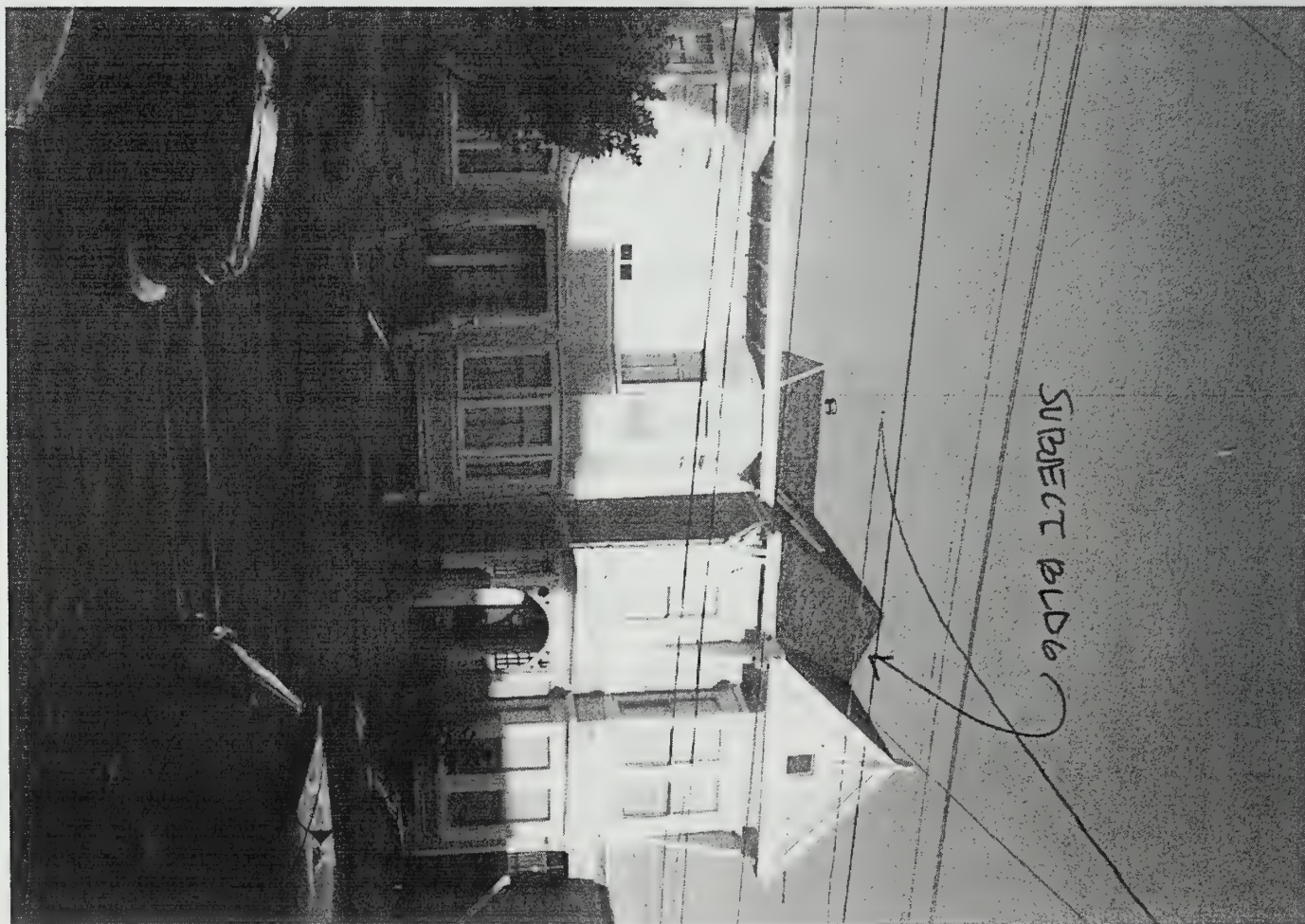
Revised 2/07/08

Environmental Exemption Application

1117 Church St
Block 3650 Lot 53

Written Project Description:

Existing building is a 2-family dwelling located in Noe Valley in San Francisco. The building is 42' to the highest roof ridge, 4,593 sq ft total living space, 2 off-street parking spaces. The proposed alteration involves finishing existing attic space to add 173 sq ft to the fourth floor thus bringing the total living space to 4,766 sq ft. There is no change to the height of the building, number of parking spaces or dwelling units. The fourth floor will be sprinklered, per a pre-application meeting which has taken place. Part of the existing attic space will become an outdoor deck with alteration to the roof but with no change to building height.





SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 1117 Church Street
Cross Streets: 23rd Street Block/Lot: 3650 / 053
Case No. 2008.09BEE Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- ☒ **Category A: Known Historical Resource** **Proceed to Step 3.**
Preservation Technical Specialist Review
- ☐ **Category B: Potential Historical Resource** **Proceed to Step 3.**
- ☐ **Category C: Not a Historical Resource** **Proceed to Step 4.**
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 8-4-08

- ☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
<u>P.W.</u>	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

V.W.	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
V.W.	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	16. Misc.

STEP 4: RECOMMENDATION

- ☒ No Further Historical Resource Review Required.
- ☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: VICTORIA WISE

Signature: V. Wise Date: 8-19-08

Preservation Technical Specialist Name: S. MIDDLEBROOK

Signature: [Signature] Date: 08-19-08

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2007.1478E
Project Title: 2626 Filbert Street
Zoning: RH-1 (Residential House, One-Family) District
40-X Height and Bulk District
Block/Lot: 0943/003B
Lot Size: 3,850 square feet
Project Sponsor: Michael Pierry, Aidlin Darling Design
(415) 974-5603
Staff Contact: Michael Jacinto – (415) 575-9033
michael.jacinto@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves demolition of the existing building on the subject property and construction of a new three-story-over-basement single-family residence with two off-street parking spaces located at the ground-floor. The proposed residential building would contain about 5,150 square feet of floor area. It would measure 30-feet in height as measured from the front (Filbert Street) curb elevation and would include a three-foot parapet extending above the roofline.

(see next page)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

Date

cc: Michael Pierry, Project Sponsor
Shelley Perdue, Preservation Planner
Glenn Cabreros, Neighborhood Planning Division
Supervisor Alioto-Pier, District 2
Sue Hestor, Esq.

Virna Byrd, M.D.F.
Exclusion/Exemption File
Historic Preservation Distribution List
Distribution List DOCUMENTS DEPT

AUG 28 2008

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PROJECT DESCRIPTION (continued):

The subject property is located on an approximately 3,850-square-foot lot located on Filbert Street between Divisadero and Broderick Streets, on a block bounded by Greenwich Street to the north, Divisadero Street to the east, Filbert Street to the South and Broderick Street to the west in San Francisco's Cow Hollow neighborhood. A three-story, single-family residence built circa 1920 currently occupies the site.

The property vicinity is a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various



stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2626 Filbert Street that were included in the 1976 Architectural and *Here Today* surveys, though the subject property was not listed.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building on the project site is not an historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER)¹, there is no indication that the subject property is associated with any significant events or persons that would identify it as an individual historic resource under the California Register of Historic Places Criterion 1 (Events) or Criterion 2 (Persons). Under Criterion 3 (Architecture), the subject building does not exemplify a particular type, period, region or method of construction or possess high artistic values.

¹ *Historic Resource Evaluation Response*, 2626 Filbert Street, Memorandum from Shelly Perdue to Michael Jacinto, July 24, 2008. This memorandum is included in project file 2007.1478E and is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Regarding the building's association with a potential historic district, the Planning Department finds that the subject building appears to be located within a neighborhood that is eligible for inclusion on the California Register as an historic district. The district appears eligible under Criterion 1 (Event) and 3 (Architecture) for its association with the Pacific Heights/Cow Hollow neighborhood, for embodying the distinctive characteristics of this period of construction and for possessing architectural examples of high artistic value. The Pacific Heights/Cow Hollow area contains unique and fine examples of the regional architecture constructed during the early wave of residential development in this area of the city and displays a high level of historic integrity. The period of significance for this potential district appears to be 1870-1930, the period during which the area initially developed as a residential neighborhood.

Although the construction date of the subject building (c. 1920) places it within the later period of significance identified for the surrounding potential historic district, the building's relatively poor quality architectural design and moderate level of historic integrity do not add to the historic character of the surrounding neighborhood. Further, according to the HRER, the proposed project would not have an adverse affect on offsite resources, such as the potential historic district. The proposed project has many features that are compatible with the potential district, such as: a contemporary design, which clearly identifies the building as a new element in the streetscape while harmonizing with the characterizing features of the architecturally significant district; two-and-a-half story height which complies with the predominately 2-to-3-story scale of the surrounding buildings; overall rectangular form that relates to adjacent buildings; use of varied surface planes and textures; contemporary translation of historic building forms found in surrounding buildings such as the project's articulated base and floor levels, cornice element and its defined raised entry; framed window and door openings on the street facing façade; and use of concrete cladding and wood architectural elements, which relate to the many stucco clad buildings in the neighborhood which often exhibit wood-frame windows, cornices and trimwork.

For the reasons listed above, the 2626 Filbert Street building is not considered eligible as an individual historic resource for the California Register; as such, demolition of the building would not result in an adverse impact to historic resources. Moreover, the proposed project would not result in adverse impacts to offsite resources, or materially impair the listing of the potential historic district on the California Register.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition and removal of one single-family residence, applicable to the project as the proposal entails demolition of the subject property's single-family home. Guidelines Section 15303(a), or Class 3 provides an exemption from environmental review for new construction of one single-family residence in a residential zone, applicable to this project as it entails construction of a new single-family residence in an RH-1 use district.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

The first part of the paper discusses the importance of maintaining accurate records of all transactions. This is essential for the proper management of the company's finances and for ensuring that all transactions are properly documented. The second part of the paper discusses the importance of maintaining accurate records of all transactions. This is essential for the proper management of the company's finances and for ensuring that all transactions are properly documented.



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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Michael Jacinto
Project Address: 2626 Filbert Street
Block/Lot: 0943/003B
Case No.: 2007.1478E
Date of Review: July 24, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 575-6625 | shelly.perdue@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Information:
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PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family dwelling and to construct a new single-family dwelling, as per renderings and plans received July 16, 2008.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historical surveys.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Filbert Street between Broderick and Divisadero Streets in the Cow Hollow section of San Francisco. The property is surrounded by RH-1 land uses within a 40 -X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2626 Filbert Street that were included in the 1976 Architectural and *Here Today* surveys.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900 the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the

City's best architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood. The immediate block surrounding the subject property appears to have been developed largely in this latter period.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: 2626 Filbert Street is most closely defined as an eclectic Mediterranean Revival-style building. The general characteristics of this style are stucco cladding, red tile roofing, multi-light windows with punched openings, a defined cornice or sculpted front parapet, and ornate window and door surrounds. Although the scale, stucco cladding, and window pattern of 2626 Filbert Street are in keeping with the Mediterranean Revival style, the ornamentation of the front façade is unusually sparse without the characteristic cornice details or window surrounds. Also, the mix-matched Revival-style details that have been incorporated into the façade design, such as the half-timbering at the second floor level, the scroll brackets beneath the cantilevered second floor, and the composite columns flanking the front entry, seem to deter from the cohesiveness of the design. Lastly, although there is no record of a vertical addition to the building, the third floor of 2626 Filbert Street appears to be out of keeping with the character and scale of the main body of the structure as if it were added after the initial period of construction.

Based on the supplied information there is no indication that the subject property is associated with any significant events or persons that would identify it as an individual historical resource under Criterion 1 (Events) or 2 (Persons). Although the first building owner George Habenicht, appears to have been a well-known social figure in San Francisco, his life and work do not appear to have been significant to local, California, or national history. Likewise, although the building's architect, Earle Bertz, is recognized as a prolific architect in the Bay area, he does not appear to rise to the level of a master architect and nor does the building appear to be an outstanding example of his body of work. Under Criterion 3 (Architecture), the subject building does not exemplify a particular type, period, region, or method of construction or possesses high artistic values, as described above. For these reasons the building does not appear to be individually eligible for listing on the California Register.

With regard to the building's association with a potential historic district, staff finds that the subject building does appear to be located within a neighborhood that is eligible for inclusion on the California Register as an historic district. The district appears eligible under Criterion 1 (Event) and 3 (Architecture) for its association with the settlement of the Pacific Heights/Cow Hollow neighborhood, for embodying the distinctive characteristics of this period of construction, and for possessing architectural examples of high artistic value. The Pacific Heights/Cow Hollow area contains unique and fine examples of the regional architecture constructed during the early wave of residential development in this section of the city and displays a high level of historic integrity. The period of significance for this potential district appears to be 1870-1930, the period during which the area was initially developed as a residential neighborhood.

Although the construction date of the subject building (1920) places it within the later period of significance identified for the surrounding potential historic district, the building's relatively poor quality of the architectural design and moderate level of historical integrity do not add to the historic character of the surrounding neighborhood. Therefore, the building does not appear to be a historic resource as a contributor to a historic district. For these reasons, the building does not appear to be a historical resource under the definitions of CEQA.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project at 2626 Filbert Street will not have an adverse effect on any off-site historical resources, including the potentially California Register-eligible Pacific Heights/Cow Hollow historic district located roughly between Greenwich and Jackson Street and Lyon and Steiner Streets. As noted above, the area contains a high concentration of buildings that were constructed between 1870-1930 and there is considerable architectural harmony among the buildings in the area. The majority of the contributing buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The proposed design of the new building at 2626 Filbert Street is compatible with these character-defining features of the potential Pacific Heights/Cow Hollow historic district and would not detract from the district's existing visual continuity or diminish its historical significance. Specifically, the features of the proposed design that are compatible with the district are:

- the contemporary design, which clearly identifies the building as a new element in the streetscape while harmonizing with the characteristic features of the architecturally significant district;
- the two-and-a-half-story scale and height, which complies with the predominately 2-3 story scale of the surrounding buildings;
- the overall rectangular form of the building, which relates well with the immediately adjacent buildings;
- the use of varied surface planes and textures which create shadow and depth at the façade;
- the contemporary translation of historic building forms found in the surrounding buildings such as the articulated base and floor levels, the projecting cornice element, and the defined raised entry;
- the use of framed window and door openings at the street-facing facade;

- the use of textured concrete cladding and wood architectural elements, which relate well to the many stucco clad buildings in the neighborhood and the commonly found wood-framed windows, cornices, and trimwork.

For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____



Mark Luellen, *Preservation Coordinator*

Date: _____

7-24-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\Cases\CEQA\HRER\2007.1478E_2626 Filbert St_rev.doc





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1230E
Project Title: 49 Grace Street
Zoning: SLR (Service/Light Industrial/Residential Mixed Use District)
50-X Height and Bulk District
Block/Lot: 3509/027
Lot Size: 1,415 square feet (sq. ft.)
Project Sponsor: Chenglong Tsai, Authorized Agent for Owner Raveevarn Choksombatchai
(510) 375-4320
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located on a block bounded by Washburn Street and Ninth Street to the north, Howard Street to the east, Mission Street to the west, and Grace Street and Tenth Street to the south in San Francisco's Western South of Market (SoMa) District, and is within the Western SoMa Planning Area Special Use District (Western SoMa SUD). The project sponsor proposes to demolish an existing one-story-over-garage, single-family dwelling of approximately 1,250 sq. ft. in size, and construct a new five-

[Continued on next page.]

EXEMPT STATUS:

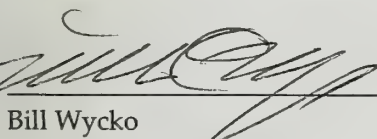
Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(e) and 15303(a) and (c)]

REMARKS:

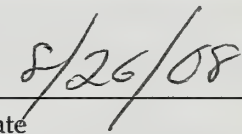
Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko

Acting Environmental Review Officer


Date

cc: Chenglong Tsai, Project Sponsor
Andrea Contreras, MEA Division
Julian Banales, Neighborhood Planning Division
Ben Fu, Preservation Planner

Supervisor Daly, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

DOCUMENTS DEPT

AUG 28 2008

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PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

story, four-unit, 4,300 sq. ft. mixed use building. The 20-foot high existing structure on the site was constructed circa 1907 and provides one off-street parking space. The proposed 50-foot high mixed use structure would be comprised of the following: an approximately 400 sq. ft. ground floor garage with two independently accessible off-street parking spaces, two office units totaling approximately 1,450 sq. ft. on the first and second floors, and two residential units totaling 2,450 sq. ft. on floors three to five. Conditional use authorization is required for the proposed residential demolition. Additional approvals include a rear yard variance for *Planning Code* Section 134.

REMARKS:*Historic Resources*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the project would affect any historic resources and determined that the existing residence on the site is not a historic resource. The subject property is not associated with significant events, persons, or architecture. It is not listed in any survey or inventory, lacks historic integrity, and is not a contributor to an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).¹

The blocks surrounding the subject property are characterized by a mixture of residential and light industrial uses, with the adjacent properties being a surface parking lot to the north and a two-story, two-unit, live-work studio to the south. The area surrounding the subject property has been identified as a potential Light Industrial & Residential historic district in the South of Market Historic Context Statement, prepared by Kelley and VerPlanck, and adopted by the Landmarks Preservation Advisory Board on April 2, 2007. A historic survey documenting and further defining this potential district is ongoing and the exact boundaries of the district are yet to be determined. However, the existing building on the site would not be considered a contributor to that district because the property is not associated with any historically significant events, persons, or architectural features. While artist Vladimir Nemkoff and his wife Avis Zeidler, known for their association with early and mid-century artistic movements, owned the property, there is no record of their actual residence at 49 Grace. Thus, any historic association between the building and significant persons cannot be made.

Although constructed circa 1907, the structure does not display any characteristics of the architectural styles of the time, such as Early Twentieth Century Revival or Edwardian. None of the occupants or architect has historical significance. The integrity and condition of the building are relatively poor. The facade has been stripped of its original ornamentation and extensive alterations have been made, including a porch enclosure, garage addition, and aluminum window installation.

¹ Memorandum from Ben Fu, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 49 Grace Street, March 20, 2008.

The existing building is not considered an individual historical resource or contributor to a potential historic resource under CEQA. Since the proposed project would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied.

Archeological Resources

The project would not require any excavation. The existing basement level would be filled in approximately four feet in order to bring the ground floor to the existing sidewalk level. The building foundation would be a mat slab over four feet of compacted soil. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.² Since the proposed project would not result in a significant effect on archeological resources, it may be found to be exempt from environmental review if other criteria are satisfied.

Land Use

The proposed project is within the SLR (Service/Light Industrial/Residential Mixed-Use District) zoning district. The SLR district is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, live/work use, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing is encouraged over ground floor commercial/service/light industrial activity. New residential or mixed use developments are encouraged to provide as much mixed-income rental housing as possible. In this district, one dwelling unit is permitted for every 200 square feet of lot area. The project site is 1,415 square feet. Therefore, up to seven residential units would be permitted on the project site. The proposed project would construct a mixed-use building with two residential and two office units over ground story parking, thereby complying with the SLR zoning district.

In 1999, the Planning Commission adopted interim zoning controls for the City's industrially zoned land, including the project site, for a period of 15 months. These interim zoning controls created an Industrial Protection Zone (IPZ) and Mixed-Use Housing Zones (MUHZs). These controls emphasized protection of industrial uses. The interim controls expired in July 2001, but the intent of the controls became Planning Commission policy through Planning Commission Resolution 16202, adopted August 9, 2001. In this resolution, the former Housing Zone became a Mixed-Use Housing Zone, where mixed-use housing development, which maximized allowable residential density and affordability standards, was encouraged.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the Eastern Neighborhoods Area Environmental Impact Report (EIR), additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR (production, distribution, and repair) jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed

² Archeological Response for 49 Grace Street, Memorandum from Don Lewis/Randall Dean, Major Environmental Analysis, November 28, 2007. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1230E.

project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The Memorandum to the Planning Commission concluded that proposed projects within the Eastern Neighborhoods planning area that clearly would not meet the following criteria: 1) displace PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) create or contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's General Plan, would not be required to prepare EIRs.

On July 31, 2008, the Planning Commission adopted interim PDR Loss and Replacement Policy for the Eastern Neighborhoods, which applies within the boundaries of the Western SoMa Plan Area. This interim policy regarding new and replacement PDR space addresses projects throughout the Eastern Neighborhoods and related areas which may move forward for consideration and possible approval prior to the effective date of the Eastern Neighborhoods zoning controls. The policy addresses PDR replacement requirements as follows: in Core PDR areas and the Industrial Protection Zone, a one Floor Area Ratio (FAR) replacement as determined by Department Staff; in Housing/PDR and Housing/Mixed Use, a one-to-one replacement based on gross square footage of PDR removed as part of project with special considerations for PDR replacement in the Dogpatch Historic District; and finally, no PDR replacement to be required in Neighborhood Commercial or Residential Enclave Districts. The project site at 49 Grace Street is subject to one-to-one replacement. Therefore, since there is no existing PDR use on site, the proposed project would not result in a loss of PDR nor would it contribute to any impacts related to PDR loss.

The existing approximately 1,250 sq. ft. building on the project site is currently a single family home. The project site has served as a residence since its construction in 1907. The proposed project would not directly displace an existing PDR use or contribute to future loss of industrial-zoned land or PDR land supply. Located in a mixed-use residential, office, commercial area with some light industrial uses remaining in the neighborhood, the proposed project would not create or contribute to additional land use conflicts. Since the proposed project includes fewer than five dwelling units, it is not subject to the City's Residential Inclusionary Affordable Housing Program, as outlined in Section 315 of the *Planning Code*. While the proposed project would not increase the number of affordable dwelling units in the area, it would contribute an additional dwelling unit to the City's housing supply, increasing the number of dwelling units in the Western SoMa area. Thus, the proposed project would be consistent with the goals of the City's *General Plan* Housing Element, meant to increase the amount of housing in San Francisco. Therefore, the project is consistent with other mixed-use developments in the surrounding mixed-use urban neighborhood and would not conflict with any existing or proposed industrial uses. As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

The proposed project involves the demolition of the existing single family home on the site and the construction of a mixed use residential and office structure over ground story parking. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. The proposed project would result in the demolition of a single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of the mixed use structure is exempt under CEQA State Guidelines Section 15303(a) and (c), which provides an exemption from environmental review for no more than six dwelling units and up to 2,500 sq. ft. of office space in urbanized areas served by all necessary public services and facilities. Therefore, the proposed construction of two residential and two office units of less than 2,500 sq. ft. is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

100

100

100

100

100

100

100

100



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 49 Grace Street
Block/Lot: 3509/027
Case No.: 2007.1230E
Date of Review: March 20, 2008
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story over garage, single-family dwelling and construct a new five-story building with two dwelling units and two office spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the submitted report prepared by Darrin Alfred, 49 Grace Street was constructed by an unknown architect and developed by Scott Building Company in 1907. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the east side of Grace Street between Mission and Howard Streets in the SLR (Service/Light Industrial/Residential Mixed Use) district. The adjacent property to the north is a vacant lot currently being utilized as a surface parking lot. The adjacent property to the south is a two-unit, two-story, live-work studio. The property is located within the West SoMa Light and Industrial and Residential District as identified in the Page and Turnbull South of Market context statement as an undocumented historic district eligible for the California Register. Approximately three blocks away is the Jackson Brewing Company Historic District, City Landmark Number 199. The existing context is mixed with residential and industrial. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials within the district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: To be Determined up on Completion of Survey.

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to Parcel Information Database, the subject property was constructed in 1907 and is approximately 1,100 square feet. Based upon the information provided, none of the occupants were associated with any historical significance. The property was originally owned by Eugene Sullivan and later deeded to Kate Sullivan. The application for construction was submitted by Kate Sullivan's spouse, James Haire. Artists Vladmir Nemkoff and his wife Avis Zeidler purchased the property in 1943. While these artists may be significant in their association with early and mid-century artistic movement, based on supplied materials, there is no evidence that Nemkoff and Zeidler ever actually resided at the property. Most of the significant work by the artists was done prior to the purchase of the property in the 1930s and early 1940s. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

As the subject property does not meet the criteria to identify it as eligible for the California Register, a thorough evaluation of the buildings integrity was not conducted. Based upon the report prepared by Darrin Alfred and judging by the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the styles of the Early Twentieth Century Revivals Period or the Edwardian Period. Based upon historic Sanborn Maps and building permit records, it is clear that 49 Grace Street as it appears today is not how it was originally constructed. The building façade appears to have been altered overtime. The original porch was enclosed and a garage was later added. It is likely that the façade was stripped of its original ornamentations and architectural elements, such as wood siding and trim, sloped roof with shingles,

and refinished with cement plaster and added a new flat roof covered with tar and gravel. The installation of aluminum windows at the façade also contributes to the loss of character.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

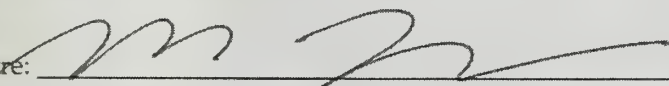
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, Preservation Coordinator

Date: 3-20-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\49 Grace Street_20071230E.doc



SUBJECT PROPERTY: 49 GRACE STREET/ BLOCK 3509/ LOT 027
FRONT FACADE



SUBJECT PROPERTY: 49 GRACE STREET/ BLOCK 3509/ LOT 027
WEST FACADE



SEP 22 2008

ENVIRONMENTAL EXEMPTION APPLICATION

SAN FRANCISCO
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Owner/Agent Information

Property Owner: Ted + Maria Terlan Tel. No.: 650 868 4150Address: 1004 East 5th Ave San Mateo Fax No.: _____CA 94402Project Contact: Daniel Owens Tel. No.: 415 345 8474Address: 732A Cheney St. Fax No.: 360 251 5086SAN FRANCISCO, CA 94131 Email: dowens@designtribesystems.com

Site Information

Site Address(es): 15 Surrey St.Nearest Cross Street(s): Castro St.Assessor's Block(s)/Lot(s): 6741-016 Zoning District(s) RH2Site Square Footage: 2612 Height/Bulk District(s): 40'xPresent or Previous Use of the Site: Single Family ResidenceDoes the project site have an average slope greater than 20 percent? NOAre any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: Single Family ResidenceEstimated Construction Cost: \$ 500,000Previous Environmental Review: N/A Case No.: _____Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. N/A

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

Please see Attached document

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

08.0727 E

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed:  Date: 6.1.08
Agent or Owner

Print full name of applicant: Daniel Edward Owens

(This space for staff use only)

Fees: ☐ \$170 Exemption Stamp ☒ \$4,785 Certificate of Exemption (with Historic Resources Evaluation)

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

*Class 1(e) - Existing facilities: additions to existing structures
provided the addition will not result in an increase of
more than 10,000 ft²*

DESIGN BUILT SYSTEMS

732A CHENERY ST. - SAN FRANCISCO CA 94131
415.345.8474 - WWW.DESIGNBUILTSYSTEMS.COM

6.13.08

Addendum To Environmental Exemption Application

Written Project Description:

The project is located at 15 Surrey St. The existing craftsmen cottage height is 15'-10" with a total of 1453 sq. ft. The residence is currently used as a single family home.

There is no off street parking associated with this residence. The proposed street front height will be 22'-1" with an overall maximum height of 30'-2" with a total of 3295 sq. ft. The residence will have two off street parking spaces.

Regards



Daniel Owens
Design Built Systems Inc.
415.260.1036

2008 0404 8898

DESIGN BUILT SYSTEMS

732A CHENERY ST. - SAN FRANCISCO CA 94131
415.345.8474 - WWW.DESIGNBUILTSYSTEMS.COM

1, June 2008

I Ted Terlau, owner of property located at 15 Surrey St. San Francisco, CA 94131

Authorize Daniel Owens of Design Built Systems Inc. to act as my agent with the city of
San Francisco's Building and Planning department in matters pertaining to my property.

Regards

A handwritten signature in black ink, reading "Ted F. Terlau". The signature is written in a cursive style with a horizontal line underneath the name.

Ted Terlau



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Viktoriya Wise
Project Address: 15 Surrey Street
Block/Lot: 6741/016
Case No.: 2008.0727E
Date of Review: September 15, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes raising the subject building a full story and inserting a new ground level that includes a new garage, re-cladding the subject building, altering the roof line, and a horizontal addition to the rear. As proposed, the subject building will remain a single-family residence.

The existing subject building measures approximately 740 square feet; with the proposed alterations, the subject building will measure approximately 3,295 square feet and will provide two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1910; Spring Valley water records indicate that the building was connected to the City's water system in October, 1906. No building appears on the 1900-1905 Sanborn Fire Insurance Map, and the subject building does appear on the 1913 Sanborn Fire Insurance Map. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Surrey Street, between Diamond Street and the convergence of Castro and Chenery Streets within an RH-2 Zoning District and a 40-X Height and Bulk District, in the Glen Park neighborhood. The subject block consists primarily of one- and two-family residential structures that are one- and two-stories in height above grade. Many of the lots on the subject block are through lots that extend west to Diamond Street. The subject building is typical of the smallest structures in the surrounding neighborhood, with a street-facing gable, no off-street parking, and a single floor of habitable space. A mix of architectural styles characterizes Surrey Street at this location,

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

including residential buildings constructed in the English, modified craftsman, modified international style, and contemporary buildings. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in 1906. The subject property appears to be among the early wave of residential construction on the block; historic Sanborn Fire Insurance maps illustrate that in 1900 and 1914 the block was sparsely populated, and that the area was more densely built-out by 1950. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from the Spring Valley water records provided by the project sponsor indicates that the first known owner of the subject building was George Johnson. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a modified craftsman cottage clad in aluminum siding that covers coved wood siding. The front gable has a peak height of 15'-10" and a small shed roof that projects over the entrance. The existing structure is set back approximately 6' from the front property line. The street-facing elevation has a small bay that measures approximately 7' wide.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: It appears that the subject building has been altered since its original construction. Most significantly, a front addition was made in the early part of the twentieth century that included the front bay, new cladding, and enclosing the porch. A non-conforming unit was also added at the ground level. The front addition conceals from the public right of way much of the detailing, form, and massing of the original structure.

It does not appear that the subject property is a contributor to a potential historic district.

As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

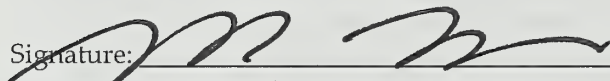
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

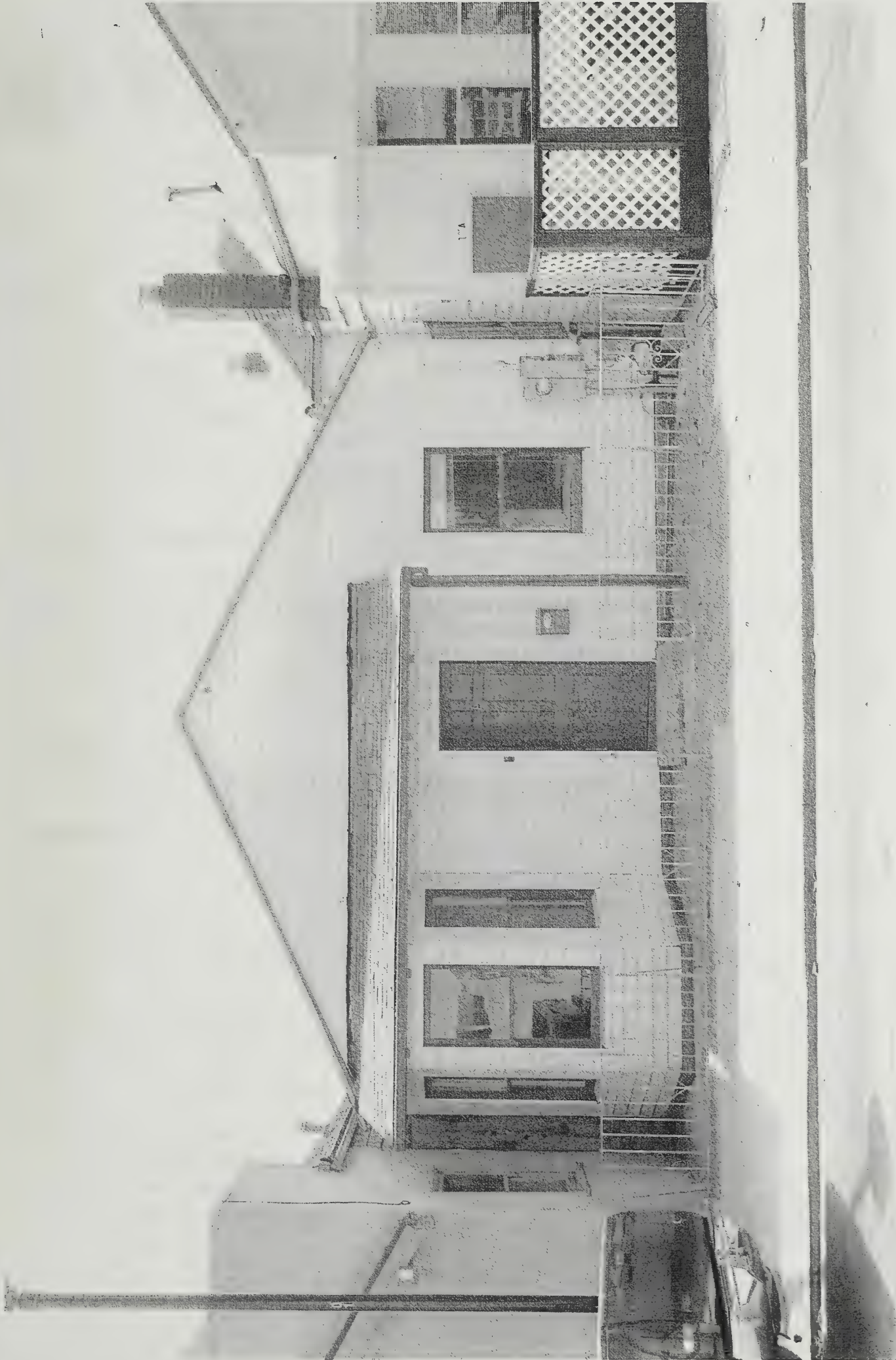
Signature: 
Mark Luellen, Preservation Coordinator

Date: 9-16-08

CC:

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0108E
Project Title: 401 23rd Street (aka 435 23rd Street)
Zoning: M-2 (Heavy Industrial)
40-X Height and Bulk District
Block/Lot: 4232/010
Lot Size: 476,324 square feet (sq. ft.)
Project Sponsor: Gary Bell
(415) 902-5400
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by 23rd Street to the north, San Francisco Bay to the east, San Francisco Bay and 24th Street to the south, and Illinois Avenue to the west in an industrial area of San Francisco's Central Waterfront neighborhood. The project proposes to alter the existing distribution warehouse. The existing two-story, reinforced concrete warehouse is approximately 50,000 sq. ft. and 35

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

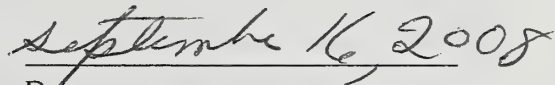
REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Gary Bell, Project Sponsor
Andrea Contreras, MEA Division
Julian Bañales, Neighborhood Planning Division
Pilar LaValley, Preservation Planner

Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

DOCUMENTS DEPT.

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PROJECT DESCRIPTION (continued):

feet in height. The proposed modifications include exterior work related to tenant improvements to accommodate a DHL distribution facility. This includes replacement of original second floor windows on all elevations (under previously approved permit #2007.11.13.7978), several new truck bays and pedestrian openings on all elevations of ground floor, installation of a window into one previously infilled opening on south elevation, illuminated signage on the west elevation, and addition of 21 foot high, 3,616 sq. ft. loading dock enclosure on the west elevation.

REMARKS:*Historical Resources*

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 401 23rd Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated July 17, 2008 the Planning Department determined that the subject property is an historical resource. The July 2008 HRER serves as the source for the following historical resources discussion. The subject property and the adjacent warehouse appear to be eligible for listing on the National Register of Historic Places (National Register) and the California Register of Historic Places (California Register).¹

The subject property is a former sugar storage warehouse constructed in 1923 as part of Claus Spreckels' Western Sugar Refinery company complex. It is located in the Central Waterfront, an area of San Francisco roughly bounded by 16th Street to the north, Interstate 280 to the west, Islais Creek to the south, and the San Francisco Bay to the east. The Central Waterfront, with the exception of the Dogpatch neighborhood, has been the site of industrial use and retains a distinctly industrial character. The immediate context of the subject property is large parcels with industrial uses and associated buildings. The subject building is on the same parcel as another former Western Sugar Refinery warehouse constructed in 1929 and currently occupied by HMR Global Recycling. To the north is the former Potrero Power Plant Station A, which contains a number of large early 20th century buildings currently owned by Pacific Gas & Electric.

The subject building and adjacent 1929 warehouse are eligible for the National Register and the California Register based on their significant contribution to the broad patterns of local and regional history (Criterion 1). The structures were part of the growth of the sugar industry, a significant industry in San Francisco's development during the late 19th and early 20th centuries. Its founder, Claus Spreckles, began the Refinery complex in 1881 as a typical industrial plan, which at the time included residences, hotels, recreation facilities and other non-factory buildings to support a 24 hour workforce. The subject building was constructed as an improvement to the facility's sugar storage conditions, providing a cleaner and drier alternative to the wood and brick warehouses of the time. The Western Sugar Refinery complex

¹ Memorandum from Pilar LaValley, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 401 23rd Street (aka 435 23rd Street), July 17, 2008. A copy of this memorandum is attached.

spanned four blocks long and two blocks wide at the time of its closure in 1948. The subject building and the adjacent 1929 warehouse are the only two buildings remaining from the former complex.

The subject property is not eligible for listing on the National or California Registers based on its association with historically significant persons or architecture, or information potential (Criteria 2-4). While the Spreckels family is significant in local and regional history through their contribution to the development and expansion of the California and San Francisco sugar industry, the subject property does not illustrate the Spreckels' achievements in the manner necessary to make the property significant under Criterion 2. Although the subject building represents a good example of a 1920s industrial building, the subject property does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it appear to represent the work of a master or possess artistic value. As such, the subject building does not appear eligible for the California Register under Criterion 3. Finally, the building does not appear able to yield any further information to inform prehistorical or historical records that would make it eligible under Criterion 4.

There have been some alterations made to the structure since it ceased operations as a sugar storage warehouse. These include infill of the ground floor openings and installation of new ground floor openings. Despite these alterations, the subject building retains a moderate level of historic integrity due to its location, association, design, workmanship, and materials. However, the removal of buildings from the former Western Sugar Refinery Complex has resulted in a loss of feeling and setting.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 401 23rd Street to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Secretary's Standards) or if any proposed modification would materially impair the resource.

The Planning Department has determined that the proposed project is consistent with the Secretary's Standards. The proposed project consists of exterior work related to tenant improvements to accommodate a DHL distribution facility. This includes the replacement of original second floor windows on all elevations, several new truck bays and pedestrian openings on ground floor elevations, installation of a window on the south elevation, illuminated signage on the west elevation and the addition of a loading dock enclosure on the west elevation. The proposed alterations are in keeping with the building's use and would not result in major changes to its historic association, design, workmanship, and materials. There would be no removal or significant alteration of any characteristic features. The proposed second floor replacement windows would be installed within existing openings, would be of a compatible material, and would be generally compatible with the character of the building. New ground floor openings would avoid significant features. The new roll up doors and pedestrian doors reflect the industrial character of the building. The new ground floor window opening at south elevation would have a location and design that is generally compatible with the character of the building. The new sign and associated light fixtures are reversible and will not impact significant features. The new loading dock will fit between four of the six bays on the west elevation and will not cover the second floor windows.

Attachment of the new structure to the existing building will be minimized and will be reversible. Due to the historic differentiation of the new structure, it may be removed in the future without any damage to the form and integrity of the historic building. The new loading dock will be clad in corrugated sheet metal, which is compatible with the industrial character of the area and subject building.

While there are a number of exterior alterations included in the proposed project, they do not, when considered together and evaluated in the context of the building, appear to construe a cumulative impact to the resource. Even with the alterations proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the National and California Registers. Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible. Due to the above described elements, the proposed project is consistent with the relevant Secretary's Standards and could not result in a significant environmental effect on historical resources. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Archeological Resources

The new loading dock would be supported by a convention spread footing foundation, and the depth of excavation for the proposed footings would be 24 inches below the existing asphalt level. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.² Since the proposed project would not result in a significant effect on archeological resources, it may be found to be exempt from environmental review under Class 1 and Class 3.

Conclusion

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure or 10,000 sq. ft. if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make minor alterations to an existing structure and add approximately 3,616 sq. ft. to a 50,000 sq. ft. warehouse in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited

² MEA Preliminary Archeological Review Checklist for 435 23rd Street, prepared by Don Lewis, Major Environmental Analysis, February 27, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0108E.

classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 401 23rd Street (aka 435 23rd Street)
Block/Lot: 4232/010
Case No.: 2008.0108E
Date of Review: July 17, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT



Demolition



Alteration

PROJECT DESCRIPTION

The proposed project is to alter the existing two-story, reinforced concrete warehouse building to accommodate a DHL facility. The proposed project is depicted in architectural plans, dated 7/16/08, and prepared by Yeh+Simox Architects.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, which is bounded by 23rd Street to the north, San Francisco Bay to the east, San Francisco Bay and 24th Street to the south, and Illinois Avenue on the west, at the time of the previous survey contained three buildings. The westernmost building (535 23rd Street) was a warehouse built after 1961, the middle building (435 23rd Street) was a warehouse built in 1929, and the easternmost building (410 23rd Street) was a warehouse built in 1923. California Department of Parks and Recreation (DPR) DPR523A and DPR523B forms were prepared for the subject property by architectural historian, Michael R. Corbett, in January 2001 as part of the California Environmental Quality Act (CEQA) review for the Potrero Power Plan Unit 7 Project. At the time of survey, the subject property was assigned a National Register of Historic Places (National Register) Status Code of "3S," or, "appears eligible for National Register as an individual property through survey evaluation." The resource evaluation in the DPR forms states that the "1923 and 1929 warehouses of the [former] Western Sugar Refinery appear eligible for the NRHP [National Register] under criterion A and the CRHP [California Register of Historical Resources] under criteria 1."¹ Based upon this evaluation and assigned status code, the subject property is presumed to be an historical resource for the purposes of CEQA evaluation of the proposed project.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located in the Central Waterfront neighborhood, an area of San Francisco roughly bounded by 16th Street to north, Interstate 280 to west, Islais Creek to south, and the San Francisco bay to east. With the exception of the Dogpatch neighborhood, the Central Waterfront, historically known as

¹ Michael R. Corbett, *Historic Architecture Report for 345 23rd Street, DPR 523A and DPR 523B*, January 2001.

Potrero Point and Potrero Hill, has a distinctly industrial character. Industrial use of the area began as early as 1854 when the E.I. du Pont de Nemours Company, one of the largest manufacturers of black powder in the United States, constructed a powder magazine on the south shore of Potrero Point.² Other industrial uses established in the area included the San Francisco Cordage Manufactory (1857), Pacific Rolling Mills (1868), San Francisco Gas and Electric (1870), California/Western Sugar Refinery (1881), Union Iron Works (1883 – later Bethlehem Steel, now Pier 70), and the American Can Company (1910). Several of these large industrial developments remain in use including Pier 70 and many of the industrial buildings associated with earlier industrial complexes are extant.

The immediate context of the subject property is large parcels with industrial uses and associated buildings. On the same parcel as the subject building is another former Western Sugar Refinery warehouse, constructed in 1929, currently used by HMR Global Recycling. The parcel north of the subject building, on other side of 23rd Street, is the former Potrero Power Plant Station A, currently owned by Pacific Gas & Electric, which contains a number of large, early 20th century buildings. The subject property abuts San Francisco bay to the east and south.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: For the 1923 and 1929 warehouse buildings on the subject parcel, the period of significance is from the date of construction through 1948 when Western Sugar Refinery ended its operations in San Francisco.

Notes: Based on the criteria, staff concurs with findings documented in DPR 523A and 523B forms by architectural historian, Michael R. Corbett, that the subject building is individually eligible for inclusion on the California Register (and National Register).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to the DPR 523B form for the subject property, prepared by Michael R. Corbett, the 1923 warehouse was constructed by the Western Sugar Refinery company to provide a more controlled

² San Francisco Planning Department, *Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement*, October 2000 – October 2001, pg. 6.

environment for storing sugar, which was a delicate product, frequently ruined in existing wood warehouses.

The following excerpt is from the DPR 523B form for the property:

Until the 1890s, sugar cane was only refined by the companies of Claus Spreckels, all of them in San Francisco. Spreckels' first refining in 1863 was called the Bay Sugar Refining Company, followed by the American Sugar Refinery. In 1867, he established the California Sugar Refinery with its plant at 8th and Brannan streets. In 1881, he built a new and large plant at the foot of 23rd Street on San Francisco Bay. By 1894, if not before, the plan was listed in city directories under two names – the California Sugar Refinery and the Western Sugar Refinery. When this plan was established, like many industrial plans of the time, it included facilities for workers to ensure a stable, 24-hour work-force. Like a company town, it included residences, hotels, recreation facilities, and various other non-factory buildings.

By the 1920s, Western Sugar Refinery, and its chief rival, C and H Sugar, were successful companies with large refinery operations, name brand table sugar (C & H "Pure Cane Sugar" and Western's "Sea Island Sugar"), sugar plantations in Hawaii, and their own shipping lines between Hawaii and California. In 1915, 1923, and 1929, Western made a number of improvements at the 23rd Street facility, including the construction of new warehouse buildings. "These warehouses appear to have been at least partly built to improve storage conditions over those in the existing wood warehouses. ... Reinforced concrete buildings represented a major improvement over brick or wood in making clean and dry conditions possible."

According to the *San Francisco Chronicle* (15 April 1949), in August 1948, the Spreckels Company "withdrew from sugar refining" and closed its plant. In April 1949, the plant was purchased by C and H, who intended to continue operations. Because of a longshoremen's strike in Hawaii the same month the plant was sold, it did not reopen.

At the time the plant closed, it was a large complex of 19th and 20th century buildings fully covering a site that was over four blocks long from east to west and over two blocks wide from north to south. In 1950, there were at least sixteen buildings, two large water tanks, a fuel tank, wharves, rail spurs, and roadways. The buildings were connected to one another either because their walls abutted and passages were cut through, or via overhead bridges and conveyors. The buildings included a 9-story brick structures, a 7-story brick metal wash house, a 5-story brick melt filter house, seven large one-story wood raw sugar warehouses built in connecting rows, the covered East Wharf and Raw Sugar Dock, a 2-story brick structure built as a refined sugar warehouse, and 10-story reinforced concrete refinery building (1915), a large steel and concrete warehouse (1923), and a large steel and concrete warehouse (1929).

On the south side of 23rd Street, only the 1923 and 1929 warehouses are still standing.³

Staff concurs with previous findings that as one of only two extant buildings from the former Western Sugar Refinery company complex, the 1923 warehouse at 401 23rd Street is eligible for listing

³ Corbett, DPR 523B, January 2001.

in the California Register under criterion 1 for its association with an industry significant to San Francisco history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

As noted in the DPR forms, the subject property is associated with the Spreckels family, which owned the property and sugar company. While the Spreckels family is significant in local and regional history in a variety of ways (development and expansion of California and San Francisco sugar industry, development of San Diego, etc.), the subject property does not illustrate the Spreckels' achievements in the manner necessary to make the property significant under criterion 2. Therefore, the subject property, while associated with the Spreckels family, does not appear to qualify for the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building, constructed in 1923, is a two-story, reinforced concrete structure that forms a long rectangle in plan with a flat roof and slightly peaked, stepped pediment. Bays are defined by slightly projecting pilasters and a projecting stringcourse further defines each floor level. The ground floor is fenestrated with several metal roll up doors and contemporary pedestrian doors. Second floor fenestration consists of multi-lite steel sash windows with projecting concrete sills.

While it represents a good example of a 1920s industrial building, the subject property does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it appear to represent the work of a master or possess artistic value. As such, the subject building does not appear eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Although there have been alterations, including infill of ground floor openings and installation of new ground floor openings, the subject building retains integrity of location, association, design, workmanship, and materials. The removal of other buildings originally associated with the Western Sugar Refinery has resulted in a loss of integrity of setting and feeling.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The scope of work for proposed project includes exterior work related to tenant improvements to accommodate a DHL facility. Proposed work includes replacement of original second floor windows on all elevations (under previously approved permit #2007.11.13.7978), several new truck bays and pedestrian openings on all elevations of ground floor, installation of window into one previously infilled opening on south elevation, illuminated signage on west elevation, and addition of loading dock enclosure on west elevation. Work is described in architectural plans prepared by Yeh+Simpcox Architects, dated 7/16/08.

Second floor replacement windows were installed within existing openings, are of a compatible material, and are generally compatible with the character of the building. New ground floor openings avoid significant features and fit between the bays defined by projecting pilasters and stringcourse. The new roll up doors and pedestrian doors reflect the industrial character of the building. The new ground floor window opening at south elevation will be located in a previously infilled opening, will be inset to read as a punched opening similar to existing windows, and will have a new window that is generally compatible with the character of the building. The new sign and associated light fixtures are reversible and will not impact significant features. The new loading dock will fit between four of the six bays on the west elevation and will not cover the second floor windows. Attachment of the new structure to the existing building will be minimized and will be reversible. The new loading dock will be clad in corrugated sheet metal, which is compatible with the industrial character of the area and subject building.

While there are a number of exterior alterations included in the proposed project, they do not, when considered together and evaluated in the context of the building, appear to construe a cumulative impact to the resource. Even with the alterations proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the resource.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

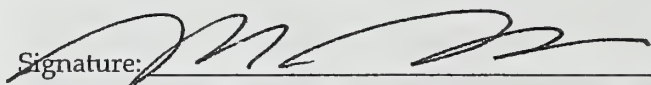
Notes: As noted above, the scope of work for the proposed project is in conformance with the Secretary's Standards and would not result in a significant impact to the subject building. It should be noted, however, that any additional exterior alterations or expansion of the current scope of work would require additional environmental review.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As the proposed scope of work is limited to the area immediately surrounding the subject building, it does not appear that the project would have an adverse effect on the adjacent 1929 warehouse, which is also formerly associated with the Western Sugar Refinery and identified as eligible for listing in the National and California registers. Therefore, it does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

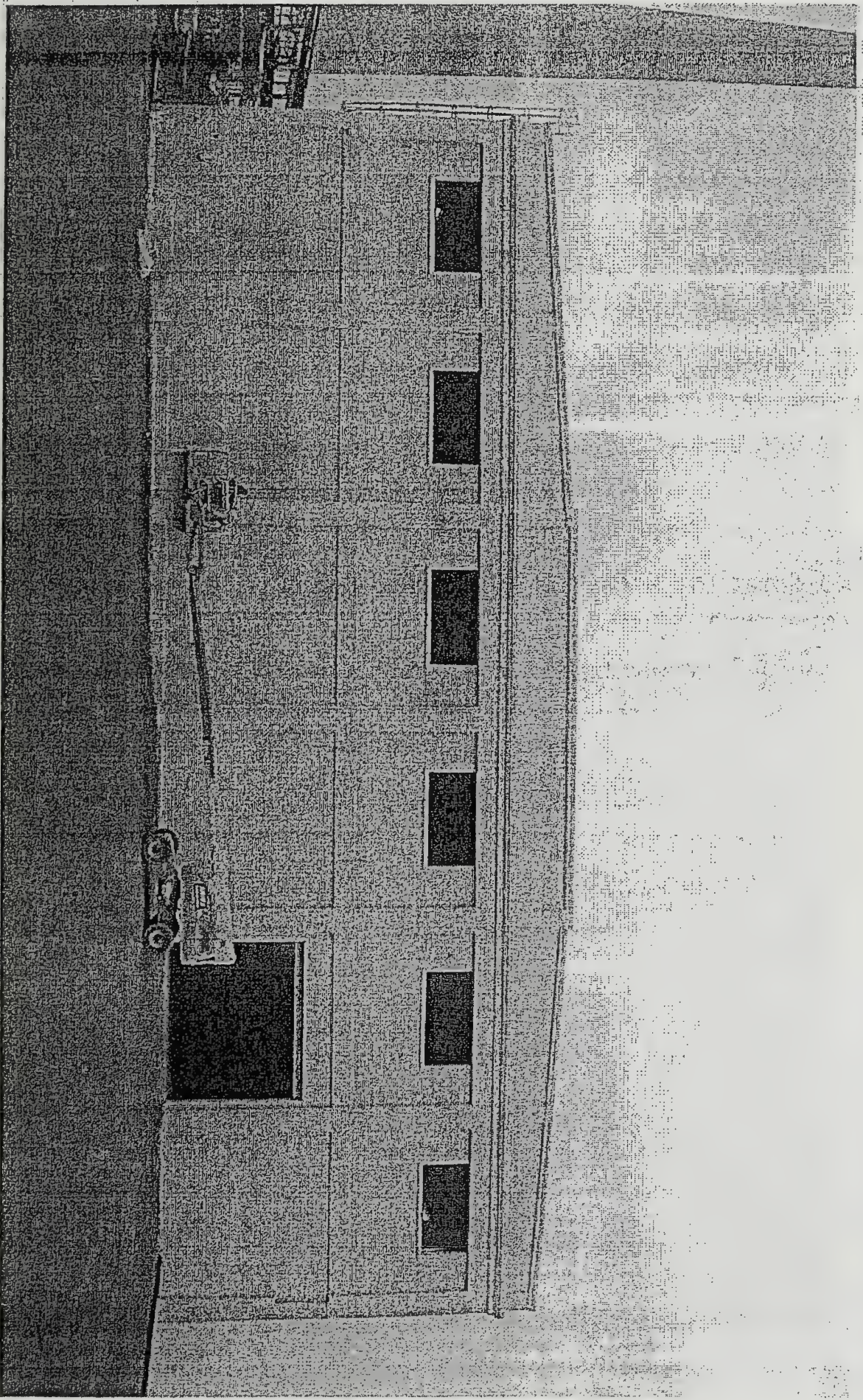
PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 7-18-08

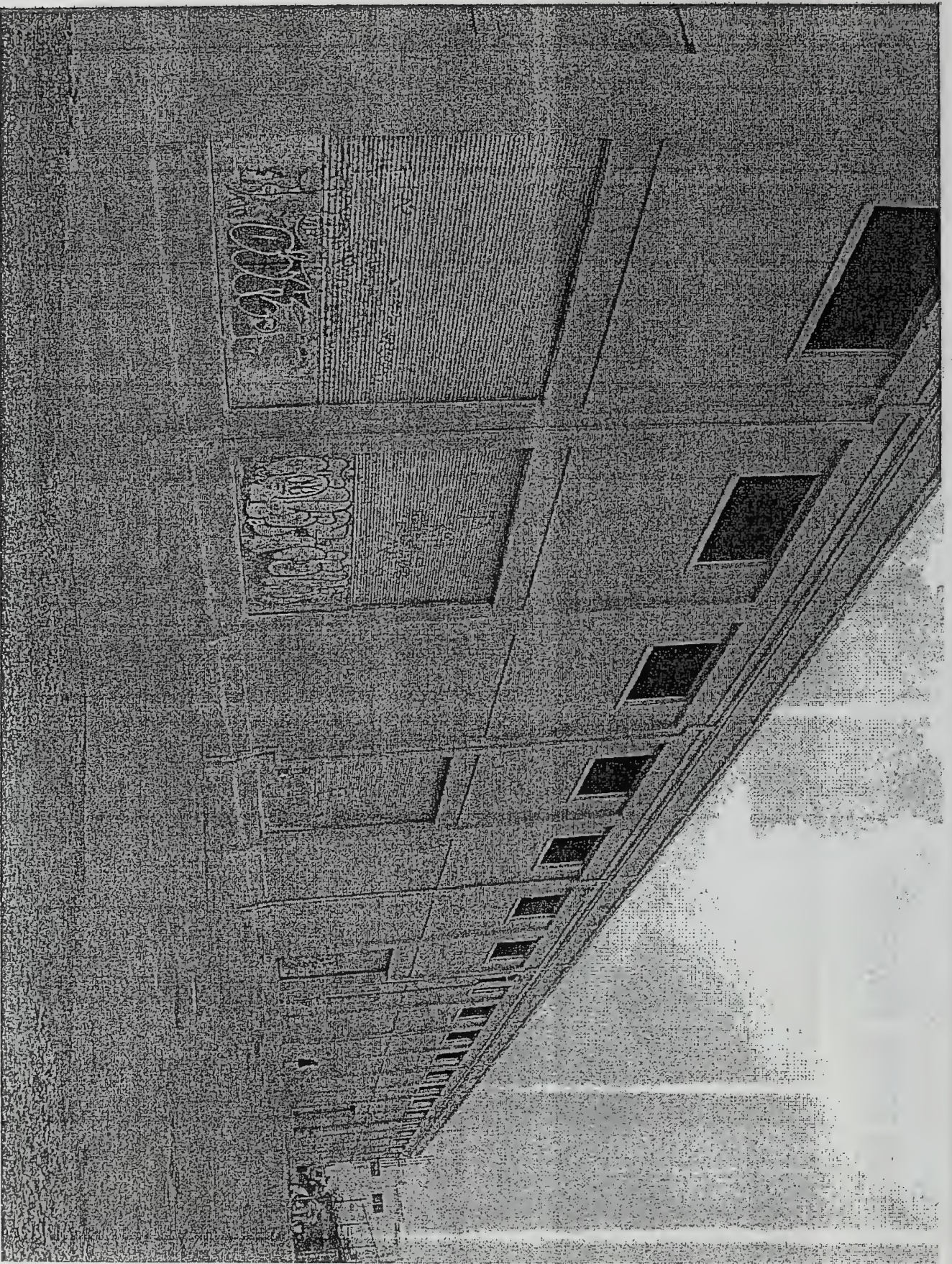
cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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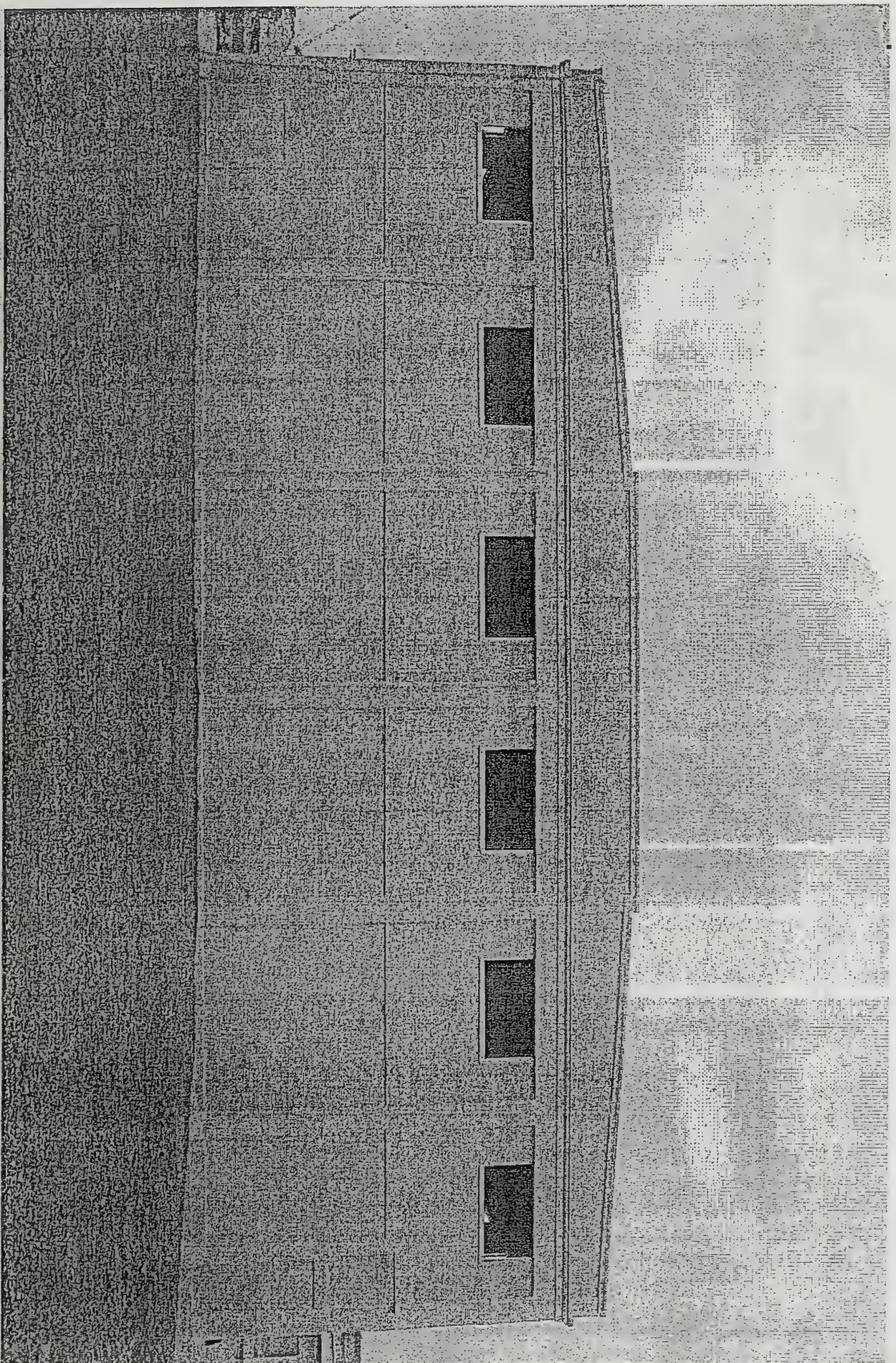
401 23rd St., S.F.

existing west facade



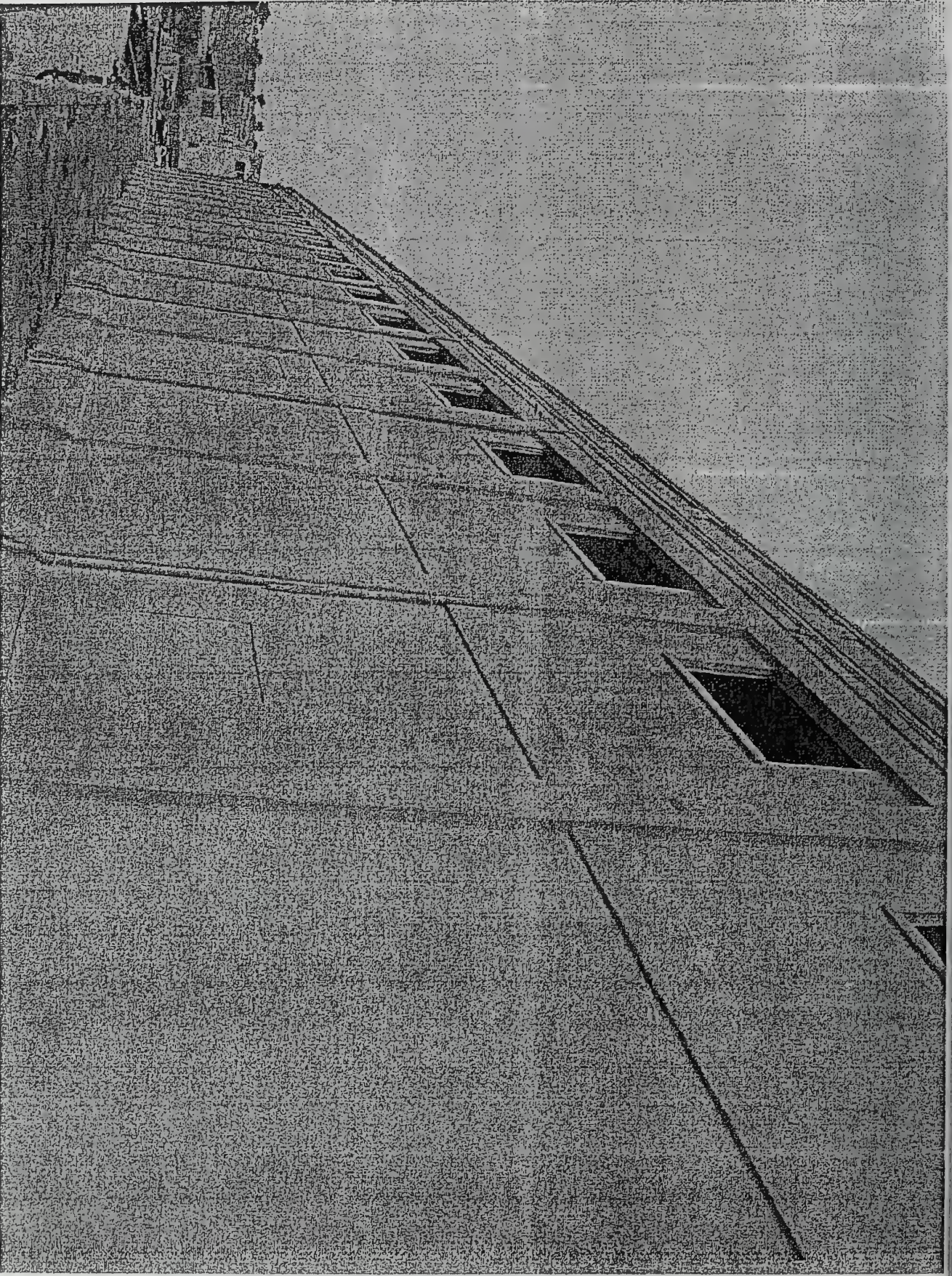
401 23rd St., S.F.

existing north facade



401 23rd St., S.F.

existing east facade



401 23rd St., S.F.

existing south facade



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2006.1409E
Project Title: 2200 Market Street
Zoning: Upper Market NCT, 40-X/50-X
Block/Lot: 3560/001
Lot Size: 8,050 square feet
Project Sponsor: Reza Khoshnevisan, Sia Consulting, (415) 922-0200
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the demolition of a one-story, approximately 2,900-square-foot, commercial building and an adjacent 10-space surface parking lot for the construction of a new, 50-foot-tall, five-story, mixed-use building totaling approximately 36,600 square feet (sf). The project would include 22 dwelling units totaling approximately 22,110 sf, approximately 4,817 sf of ground floor commercial space, and a 13-space subterranean garage for residential use with vehicle ingress/egress on 15th Street. The project site is located on a triangular block on the northwestern side of Market Street, on the block bounded by 15th Street to the north and Noe Street to the south, and is within the Upper Market Neighborhood Commercial Transit (NCT) zoning district and 50-X height and bulk district and the Market Octavia Area Plan. The Upper Market NCT allows for a Special Height Exception of an additional 5 feet of height for ground floor active uses. The proposed project would require Planning Commission authorization since the size of the commercial use is greater than 3,000 square feet and because more than 0.5 parking spaces would be provided per residential unit.

EXEMPT STATUS:

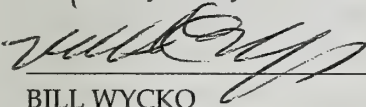
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

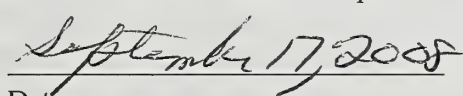
See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Acting Environmental Review Officer


Date

CC: Reza Khoshnevisan, Project Contact
Delvin Washington, SW Quadrant
Supervisor Bevan Dufty

Bulletin Board
M.D.F.
Historic Preservation List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 2200 Market Street was evaluated in March 2007 as part of the Historic Resource Survey associated with the Market and Octavia Area Plan and does not appear eligible for listing in the California Register as either an individual resource or as a contributor to a historic district.¹ Local San Francisco Landmark #200 (Path of Gold Light Standards) begins at 1 Market Street and ends at 2490 Market Street, and includes the block face of the proposed project.

The existing one-story, commercial building on the subject property, which is presently occupied by a Thai Restaurant, was constructed in 1950. James and Sadie McLaughlin appear to have been the original owners of the subject building and when they purchased the property in 1923, an auto supply store was located on the lot. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. The existing building has a peaked roof with geometric siding located in the center of the building. The building also has a flat roof for a carport and skylights that cover the main dining area of the building. The building may be described as vernacular in style as it does not appear to embody the distinct characteristics of any specific type, period, region, or method of construction. The subject property retains its location, but lacks its design, materials, workmanship, setting, feeling, and association. Market Street at this location is characterized by mixed architectural character and does not appear that the block is within a potential historic district. Therefore, the building does not appear eligible for the California Register as either an individual resource or as a contributor to a historic district. In addition, it is not believed that any CEQA-significant archaeological deposits are present within the project site and the proposed project is not expected to adversely affect archeological resources.

Although the subject property does not appear to be an historical resource for the purpose of CEQA, the block face includes one of the Path of Gold Light Standards (Landmark #200). Pursuant to the submitted project description, implementation of the proposed project would not disturb the historic structure, and clear and specific protection specifications for the lamp post will be submitted with any building permit applications.

The proposed project and the submitted HRER were presented to the Landmarks Preservation Advisory Board (LPAB) for review and comment at a public hearing held on June 6, 2007. The LPAB concurred with the findings of the HRER, and considers the subject building not eligible for listing on the California Register and not an historical resource for the purposes of CEQA.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Virna Bryd, Planning Staff, Major Environmental Analysis, June 11, 2007.

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the Upper Market Neighborhood Commercial Transit (NCT) district where the proposed density of development and uses would be permitted. The Upper Market NCT district does not have a residential density limit by lot area. The proposed project would construct 22 new residential units. Usable open space for dwelling units in the Upper Market NCT under San Francisco Planning Code (Planning Code) Section 732.93 requires 60 square feet of open space per unit if private, or 80 square feet if common. The proposed project would provide approximately 3,080 square feet of common open space and approximately 874 square feet of private open space. Pursuant to the recently adopted Market and Octavia Area Plan, minimum parking requirements have been eliminated and replaced by caps on the amount of parking permitted in new development. Thus, off-street parking for the residential and commercial components of this project is not required. In the Upper Market NCT zoning district, residential parking per dwelling unit would principally permit up to 0.5 parking spaces, conditionally permit up to 0.75 parking spaces, and would not be permitted above 0.75 parking spaces for each dwelling unit. For non-residential parking, no minimum is required and generally Section 151 minimum requirements become maximum caps, so it would be a maximum of 1 space per 1,500 square feet of occupied floor area. The project proposes 13 parking spaces for residential use which would be a conditional use since the project would provide more than 0.5 of a parking space per the 22 residential units proposed. The proposed project would be consistent with all applicable zoning plans and policies.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.19-acre (8,050 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the proposed project is estimated to generate approximately 915 daily person-trips. Of these, about 98 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 535 vehicle trips, 117 transit trips, 238 walking person-trips, and 26 by "other means." Based on the mode split and average automobile occupancy of 1.05 persons per vehicle² for the proposed area, there would be about 319 daily vehicular trips of which 35 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

As described above, the proposed project would not be required to provide off-street parking spaces, and 13 subterranean parking spaces are proposed, with access from 15th Street. Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking would be 56 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

² 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 22 residential units with 4,817 square feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the Upper Market NCT zoning district.

The proposed project would be visible from some residential buildings within the project site vicinity, and could create a shadow and increased shade on private property. Although some reduced private views and increased shade on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

Shadow: Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.³

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 11, 2008 to owners and occupants of properties within 300 feet of the project site. Six members of the public expressed their concerns relating to the driveway being located on 15th Street, the potential loss of on-street parking, an increase in traffic, loss of private views, and height and mass of the proposed building. Planning Code Section 732.13(c) restricts parking and loading access on Market Street, thus 15th Street is the appropriate location for vehicle access. Parking and traffic issues were discussed under "Traffic" and on page 3 regarding consistency with applicable general plan and zoning designations. Loss of private views were discussed under "Visual Quality," and as mentioned above, the height and mass of the proposed building is consistent with the subject parcel's zoning designation.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332. In addition, the project was found to comply with Section 295 of the San Francisco Planning Code.

³ Elizabeth Watty, "Case No. 2007.1409K Shadow Analysis," to Reza Khoshnevisan, Project Sponsor, 2200 Market Street, February 1, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2006.1409E.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103

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PLANNING INFORMATION
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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: 2200 Market Street
Block: 3560 Lot: 001
Case No.: 2006.1409E
Date of Review: June 11, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Michelle Taylor
Company: Sia Consulting
Address: 1256 Howard Street
San Francisco, CA 94103
Phone: (415) 922-0200
Fax:
Email: michelle.t@siaconsult.com

Owner

Name: Leticia Luna
Company:
Address: 3140 Market Street
San Francisco, CA 94110
Phone: 415/786-2940
Fax: 415/648-6613
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposed project is to demolish the building located on lot 001 in Assessor's Block 3560, in order to construct a new, six-story, mixed-use building with twenty dwelling units over 5,000 square feet of commercial space. The proposed project includes fifteen off-street parking spaces.

Pre-Existing Historic Rating / Survey

According to information provided by the County Assessor's office, the existing structure located on the subject property was constructed in 1950. The subject building is not included on the National or the California Registers. The subject property was evaluated in March 2007 as part of the Historic Resource Survey associated with the Market and Octavia Area Plan. During the 2007 survey, the property was assigned a National Register Status Code of 6Z, or ineligible for the National Register. Local San Francisco Landmark #200 (Path of Gold Light Standards) begins at 1 Market Street and ends at 2490 Market Street, and includes the block face of the proposed project. The subject building is within the Upper Market zoning district and a 50-xheight and bulk district.

Historic District / Neighborhood Context

The subject property is located in the Upper Market area on a triangular block on the west side of Market Street, bounded by 15th Street to the north and Noe Street to the south. Market Street at this location is characterized by mixed uses and mixed architectural character, and includes buildings such as a motel, a gas station, and two- and three-story apartment buildings. It does not appear that the block is within a potential historic district for the purposes of CEQA.

The submitted Historic Resource Evaluation does not address the impact of the proposed project to San Francisco Landmark #200, known as the "Path of Gold Light Standards."

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The proposed project and the submitted Historic Resource Evaluation were presented to the Landmarks Preservation Advisory Board (LPAB) for review and comment at a public hearing held on June 6, 2007. The LPAB concurred with the findings of the Historic Resource Evaluation, and considers the subject building not eligible for the California Register. A letter with the comments of the LPAB is attached to this memo.

It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The existing commercial building does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and newspaper archives were consulted, and James and Sadie McLaughlin appear to have been the original owners of the subject building, constructed in 1950. The McLaughlins purchased the property in 1923, when an auto supply store was located on the lot. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building located at 2200 Market Street is a wood clad, one-story, contemporary commercial building that is presently occupied by a Thai restaurant. The building has a peaked roof with geometric siding located in the center of the building. To the west of the peaked roof is the flat roof of a carport, and to the east of the peaked center portion of the roof is a smaller roof peak with skylights that cover the main dining area of the building. The building may be described as vernacular in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

As noted above, it does not appear that the subject property is a historic resource for the purposes of CEQA. The building does not convey historic significance through its form, massing, or architectural detailing.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

Although the subject property does not appear to be an historical resource for the purposes of CEQA, it is important to note that any proposed plan should include detailed specifications that describe how the lamp post, part of San Francisco Landmark # 200, located in part in front of 2200 Market Street, will be protected during construction.

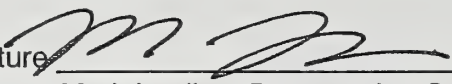
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒ Yes ☐ No ☐ Unable to determine

Notes: As noted above, any construction activities may have an adverse effect on San Francisco Landmark #200. Clear and specific protection specifications for the lamp post should be submitted with any building permit applications.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 6.21.07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, SW Quadrant



Landmarks Preservation Advisory Board

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

June 6, 2007

Mr. Paul Maltzer
Environmental Review Office
San Francisco Planning Department
1650 Van Ness Avenue
San Francisco, CA 94103-2479

Dear Mr. Maltzer,

On June 6, 2007, the Landmarks Preservation Advisory Board (Board) held a public hearing and took public comment on the submitted Historic Resource (HRE), submitted to the Planning Department in January 2007, for the proposed project located at 2200 Market Street. The public hearing was held in order to provide review and comment to the Department prior to the issuance of the Department's Historic Resource Evaluation Response memo (HRER).

At the public hearing, the Board sought to provide comments that would help the Department determine:

- Whether the subject property is an historical resource for the purposes of CEQA;
- If so, whether the proposed project complies with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties (Standards)*;
- If the proposed project does not meet the Standards, whether and what alterations may be made in order to bring the proposed project into compliance with the *Standards*.

After discussion the Board arrived at the comments below:

- The Board concurs with the findings of the submitted HRE and considers the subject property not eligible for listing on the California Register and not an historical resource for the purposes of CEQA.
- The Board recommends that the HRE include a more fully developed discussion of both the subject building's history of use, and the car-oriented building typology fairly common along this upper portion of Market Street.

The Board appreciates the opportunity to participate in early review of the Historic Resource Evaluation, and looks forward to the publication of the Environmental Impact Report.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cherry", written in a cursive style.



2200 Market St: Market Street Facade



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0107E
Project Title: 926 Shotwell Street
Zoning: Residential, House District, Two-Family (RH-2)
40-X Height and Bulk District
Block/Lot: 3641/075
Lot Size: 3,589 square feet
Project Sponsor: Bill Egan – 415 260-1228
Staff Contact: Jeanie Poling – 415 902-2564
jeanie.poling@sfgov.org

1650 Mission St.
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PROJECT DESCRIPTION:

The project site, located on the west side of Shotwell Street between 23rd and 24th Streets in the Mission District, contains a three-story, 2,268 square foot (sf) single-family residence constructed in or before 1875. The project would remove a one-story addition that dates prior to 1886, and construct a three-story horizontal and vertical addition at the rear of the existing building, convert a crawlspace into a garage, and replace a retaining wall at the front yard. The project would result in a 4,332 sf two-family, three-story residence over three-car garage. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Bill Egan, Project Sponsor
Jeanie Poling, MEA Planner
Pilar LaValley, Preservation Planner

Supervisor Tom Ammiano, District 9
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The proposed project would remove a concrete block wall at the front yard and replace it with a new planter/retaining wall and driveway to a new garage opening at the base of the building. The garage level would be excavated five feet below the existing floor level without raising the existing building, which is 31'-8" above grade. The rear addition would be 34'-4" above grade.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building is a historical resource as defined by CEQA. In a memorandum dated August 29, 2008, Planning Department preservation staff noted that the subject property represents an example of a 19th-century flat-front Italianate design and that, based on a recent architectural survey, the building qualifies as a contributing resource to a California Register-eligible historic district under criteria 1 (events) and 3 (architecture). The exterior of the original two-story portion of the building has been minimally altered; the subject property appears to retain a high level of integrity and continues to convey the sense of time and place associated with the period of significance for the potential historic district. While the proposed alteration to the building is substantial, the three-story rear addition would be clearly differentiated as new construction and would have a minimal effect on the building, both visually and physically. The vertical popup on the roof would be set back from the front and side elevations to express the existing gable roof form of the original building and to minimize visibility from the street. The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the project would not have a significant adverse affect on a historical resource.¹

Due to the proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. The localized excavation has the potential to disturb soils to a maximum depth of seven feet; however, in a memorandum dated June 25, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.² Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 2,268 sf floor area by 2,064 sf to 4,332 sf. This would be less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

¹ Historic Resource Evaluation Response Memorandum for 926 Shotwell Street from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, August 29, 2008. A copy of this memorandum is attached.

² Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Jeanie Poling, San Francisco Planning Department, June 25, 2008. This memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0107E.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeanie Poling
Project Address: 926 Shotwell Street
Block/Lot: 3641/075
Case No.: 2008.0107E
Date of Review: August 29, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
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PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project is to remove one-story rear additions and construct a three-story horizontal and vertical addition at rear of existing two-story building and to add garage and new retaining wall at front yard. The project is depicted in architectural plans, dated 8/19/08, and prepared by architect Bill Egan.

PRE-EXISTING HISTORIC RATING / SURVEY

Building permit records indicate that the building was constructed on or before 1875. The subject property was included in the 1976 Architectural Survey of San Francisco. Although the subject building is not included on the National or the California Registers, its recorded date of construction and inclusion in the 1976 Architectural Survey makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is a mid-block parcel fronting the west side of Shotwell Street between 23rd and 24th streets. The property abuts a commercial use to the north and residential uses to the south.

With the exception of the commercial use and large parking lot north of the subject property, the immediate context is characterized by small-to-medium scale residential buildings, most of which were constructed between the late 1800s and 19-teens. Buildings are predominately wood frame with one to three residential stories above raised basement. Architectural styles and ornamentation are varied with some emphasis on Italianate, Edwardian and simplified Queen Anne buildings. The subject property represents an example of flat-front Italianate design.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: circa 1865 to circa 1915¹

Notes: Based on recent architectural survey, which is still in draft form, it appears that the subject property qualifies as a contributing resource to a California Register-eligible historic district under criterion 1 (events) and criterion 3 (architecture).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

It appears that the subject building was constructed in or before 1875 at a time when the Mission district in general, and Shotwell Street in particular, was developing as one of San Francisco's early streetcar suburbs. The expansion of transportation options into the Mission district began in mid-1860s with the grading of major streets including Valencia, Mission, Folsom, and 16th.² Shotwell Street never developed horsecar or streetcar lines but it benefited from such developments on the neighboring blocks of Howard (now South Van Ness) and Folsom, which spurred residential development throughout the Mission district. Sanborn maps indicate that much of Shotwell Street was developed by 1890 and photographs from the 1880s show rows of stately homes, many with deep, raised front yard setbacks, lining the street. As noted in the context statement, the prosperous era of streetcar suburbanization led to the proliferation of two- and three-story single family homes for the working and middle classes.³ And unlike much of the building stock of similar vintage destroyed in the 1906 earthquake and fire in the northern portions of the Mission district, the majority of buildings on Shotwell Street survived the conflagration. Therefore, Shotwell Street between 20th and 26th appears eligible for listing in the California Register as an historic district under criterion 1 for its association with streetcar suburbanization in the Mission district. 926 Shotwell Street appears to qualify as a contributor to the eligible district due to its age and architectural integrity.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

¹ The historic context has been documented in "City Within a City: Historic Context Statement for San Francisco's Mission District." This report, prepared by Planning Department staff, was adopted by the Landmarks Preservation Advisory Board on December 5, 2007. A historic resource survey to document and further define potential districts in the Mission is ongoing. The survey is anticipated to be completed in late 2008.

² The historic context for transportation in the Mission District has been documented in "City Within a City: Historic Context Statement for San Francisco's Mission District."

³ San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District*, November 2007, p. 50.

City Directories were consulted and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story over basement, wood frame structure clad in horizontal wood rustic siding with an L-shaped one-story rear addition. The two-story building has a front-facing gable roof with a decorative false front parapet with bracketed projecting cornice. The front façade is composed of three symmetrical structural bays and windows openings are topped with bracketed hoods. A raised entry, which projects from the façade, leads to an arched panel recessed main entrance that is capped by a bracketed portico hood. The building is set approximately 10 feet back from the street behind a tall concrete block wall with iron entry gate.

The construction date of circa 1875 places the building in a timeframe typified by Italianate architecture and the subject property is designed in the popular flat front version of this style. As noted in *City Within a City: Historic Context Statement for San Francisco's Mission District*, housing stock constructed in the Mission during the Gilded Age period (1864-1906) reflected a progression of "Victorian" styles.

The earliest of the styles, Italianate, began to appear in San Francisco in the mid-1860s. In the Italianate style, the traditional front-gable plan was masked by a tall, vertical façade and parapet that emphasized bracketed cornices and hooded apertures. Early Italianates were flat-fronted, while later versions of the style featured half-hexagonal window bays that spanned the full height of buildings. Much of the northern Mission was built out in the Italianate style during the later 1860s and 1870s.⁴

Sanborn maps indicate that Shotwell Street from 20th to at least 24th Street was almost fully developed with residences by 1890. Architectural design along the street includes Greek Revival and Italianate residences with many featuring dramatic setbacks from the street. Shotwell Street, between roughly 20th to 26th streets, contains a unique and well-preserved collection of residential buildings dating from the mid-1860s to 19-teens. As an intact example of flat-front Italianate design from the period of significance it appears that the subject property would qualify as a contributor to an historic district that appears eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
- 2. Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

⁴ San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District*, November 2007, p. 49.

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

There is very little information available regarding alterations to the subject property. Based on Building Permit information and a site visit by staff, it appears that the exterior of the original two-story portion of the building has been minimally altered. The primary alteration appears to be the replacement of original window sash with vinyl sash at unknown date. At the front yard an incompatible concrete block concrete wall was added at an unknown date. The setting of the subject property has been substantially compromised by the commercial use and large parking lot on adjacent parcels to the north. With this exception, subject property appears to retain a high level of integrity and continues to convey the sense of time and place associated with the period of significance for the potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed project is described in architectural plans prepared by architect Bill Egan, dated August 19, 2008. As proposed, the proposed project entails removal of the concrete block wall at front yard and replacement with a new planter/retaining wall and driveway to new garage opening in base of building. Additional work includes small vertical addition on original building and a three-story addition at rear. Fenestration and woodwork on the original building will not be altered.

The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation (Standards)* as the work, while substantial, is concentrated at the rear of the building, and

generally does not impact historic fabric. Specifically, the project complies with Standards 2, 9, and 10:

Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The contemporary, incompatible concrete block wall lining the front yard of the property will be removed and replaced with an approximately 3-foot concrete planter/retaining wall with opening for driveway. Removal of the existing wall will restore the visual connection between the building and street. The new vertical popup on the roof of the original building has a 19-foot setback from the front façade and 3-foot setbacks from both side elevations. These setbacks substantially minimize the additions visibility from the street and allow the original roof form to dominate. The three-story addition at rear will be visible since it is taller than the existing building and also because it extends into the south side setback, however, it occurs beyond the rear wall of the original building avoids historic fabric. Although proposed work constitutes a substantial alteration, the addition has been located in such a way as to minimize both physical and visual impacts to the original building. The original configuration, fenestration, and decorative woodwork that characterize the two-story building will be retained and preserved.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new garage will be installed in the raised basement portion of the building and will not impact decorative woodwork or historic materials that characterize the building. The vertical popup on roof has been setback from front and side elevations to express the existing gable roof form of original building and to minimize visibility from the street. The three-story addition at rear begins at what was the rear wall of the original building and is clearly differentiated as new construction through use of simple decoration in compatible materials and its flat roof. A reveal at north elevation will provide a visual break between original and new construction. While the vertical addition on roof and rear addition will be visible, particularly from oblique angles as there are no buildings on adjacent parcels, the original configuration and decorative features that characterize the building as a contributor to a potential historic district shall be retained.

Overall, it appears that the size, shape, height and materials of the proposed rooftop and rear addition is generally in conformance with the *Standards* and as such will not materially impair the historic character of the existing building.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Future removal of the garage, rooftop and rear additions, while unlikely, is not anticipated to impair the essential form and integrity of the resource.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: N/A

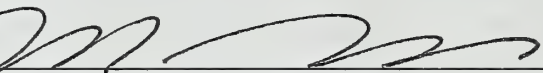
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will not have an adverse impact on a California Register-eligible historic district located along Shotwell Street. As noted above, Shotwell Street contains a unique and highly intact concentration of residential buildings constructed between the 1860s and 1890s, when the street developed as part of San Francisco's streetcar sububs.

Although proposed work will be visible from the street it will not detract from the subject properties status as a contributor to an eligible district nor is it anticipated to impact the integrity of the district. The new construction is setback from the front façade and front yard and allows the original building to convey its original massing and materials from street view. Overall, it appears that the new addition will not detract from the potential historic district and, therefore, will not result in an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 9-2-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\926 Shotwell\Shotwell_926_2008.0107E.doc



926 Shotwell Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0017E
Project Title: 443 Vernon Street
Zoning: RH-1, 40-X
Block/Lot: 6995/005
Lot Size: 2,500 square feet
Project Sponsor: Bill Guan, (415) 652-3047
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

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San Francisco,
CA 94103-2479

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PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 15-foot-tall, one-story, single-family residence built circa 1909, and the construction of a 30-foot-tall, two-story, single-family residence with one off-street parking space at the ground floor. The existing structure is approximately 707 square feet in size, while the proposed structure would be approximately 3,000 square feet in size. The project site is located mid-block on the west side of Vernon Street between Holloway Avenue and Garfield Street in the Ocean View neighborhood and within an RH-1 (Residential, One Family) zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

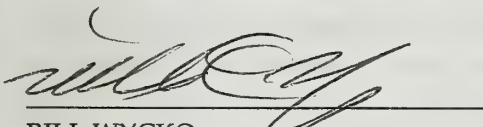
Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(a)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Acting Environmental Review Officer


Date

CC: Bill Guan, Project Contact

Delvin Washington, NW Quadrant

Supervisor Gerardo Sandoval

Bulletin Board, M.D.F

Historical Preservation List

DOCUMENTS DEPT.

SEP 24 2008

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HREER) Memorandum, the 443 Vernon Street property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Persons), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

The 443 Vernon Street building was constructed circa 1909 as a modest, single-family building. The building's low pitched roof, wood shingles, and front porch would suggest it was constructed in the California Bungalow style. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. Although the original architect is unknown the building does not appear to be the work of a master. The building does not embody the most important features of Bungalow architecture and does not display a high degree of artistic value. The building no longer retains its original association, design, workmanship, setting, feeling, or materials, and exhibits poor historic integrity. The subject property was originally sited in the middle of a double-wide lot (lot 50) that included a detached garage. In 2004 a permit was granted to demolish the garage and remove a portion of the 443 Vernon Street building to create lot 056. Subsequently a single-family dwelling was constructed on lot 056 which greatly impacted the building's integrity. In addition, because there have been alterations made to the building without permits and the building does not clearly embody the California Bungalow style, it is difficult to determine the extent of the alterations that have been made to the building. The neighborhood character of the subject block is visually mixed and does not appear to be a historic district based upon architecture. Therefore, the 443 Vernon Street building does not appear eligible for listing in the California Register as an individual resource or as a contributor to a potential historic district.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

The proposed project would involve the demolition of an existing 707-square-foot, one-story, single-family residence. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption of demolition for a single-family residence. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed building would entail the

¹ Memorandum from Michael Smith, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, September 5, 2008.

construction of a 3,000-square-foot, two-story, single-family residence. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Don Lewis
Project Address: 443 Vernon Street
Block/Lot: 6995/055
Case No.: 2008.0580E
Date of Review: September 5, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing one-story single-family dwelling on the property and construct a new two-story single-family dwelling of approximately 2,500 habitable square-feet with one- off-street parking space.

PRE-EXISTING HISTORIC RATING / SURVEY

Department of Building Inspection has no records that indicate when the building was constructed. However, archival water tap records indicate that water was first supplied to the property in 1909 and the building first appears on the 1913-1915 Sanborn Maps. Because there is no definitive date of construction it is assumed that the building was constructed circa 1909. The building is not included on any historic surveys, it is not included on the National or the California Registers, and the original architect is unknown. Because the building is proposed for demolition it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Merced Heights neighborhood, a sub-area of the Oceanview neighborhood, on the west side of Vernon Street between Holloway Avenue and Garfield Street. The neighborhood is visually defined by modest, two-story, single-family homes many of which were constructed in the 1940's. The character of the block is visually mixed and does not appear to be a historic district based upon architecture.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The modest, one-story building is relatively small with an irregular plan. It has a street facing porch that has been enclosed, wood windows, it is sided in wood shingles, and it has a pitched roof. The building is set back from the street and it lacks off-street parking. The low pitched roof, wood shingles, and front porch would suggest that the building was constructed in the California Bungalow style (1910-1920). The building is not linked architecturally to any of the neighboring properties.

Archival research yielded no information that would indicate that 443 Vernon Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register.

Based upon sales ledger research at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

The building is not a particularly good example of a California Bungalow because it does not embody the most important features of Bungalow architecture and it does not display a high degree of workmanship or artistic value that is commonly associated with good examples Bungalow architecture. Although the original architect is unknown the building does not appear to be the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: Archival Sanborn Maps of the subject property indicate that the building was originally sited in the middle of a double-wide lot (lot 50) that included a detached garage. In 2004 a permit was granted to demolish the garage and remove a portion of 443 Vernon Street to create lot 056. Subsequently, a single-

family dwelling was constructed on lot 056. These alterations greatly impacted the building's integrity. The subdivision of the lot adversely impacted the building's setting and feeling. The removal of the side of the building adversely impacted its design. The building lost integrity of workmanship and materials when the front porch was enclosed. Because there have been alterations made to the building without permits and the building does not clearly embody the California Bungalow style it is difficult to determine the extent of the alterations that have been made to the building. Archival research of Sanborn Maps indicates that the building retains integrity of location. Overall, staff believes the building has poor historic integrity.

3. Determination whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the proposed development of this property.

PRESERVATION COORDINATOR REVIEW

Signature: 

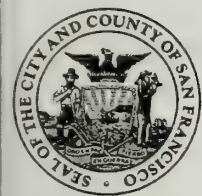
Mark Luellen, Preservation Coordinator

Date: 9-5-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Don Lewis / MEA Planner



11



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0682E
Project Title: 309-311 Eureka Street
Zoning: RH-2 (Residential, House Districts, Two Family Use District)
40-X Height and Bulk District
Block/Lot: 2750/035
Lot Size: 3,123 square feet
Project Sponsor: Patrick Friel, Authorized Agent for Owner Gabriel Friel
(650) 759-1900
Staff Contact: Andrea Contreras - (415) 575-9044
Andrea.Contreras@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves construction of a three-story-over-garage, 5,100-square-foot, two-unit residential structure approximately 40 feet in height that provides two off-street parking spaces. The existing one-story-over-garage, 28-foot-tall, approximately 2,500-square-foot, two-unit residence with two off-street parking spaces would be demolished. The existing building was constructed in 1891. The project site is on the block bounded by 20th Street to the north, Diamond Street to the east, 21st Street to the south, and Eureka Street to the west in San Francisco's Eureka Valley neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(b))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

Date

cc: Patrick Friel, Project Sponsor
D. Washington, Neighborhood Planning Division
M. Smith, Preservation Planner

Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Historic Preservation Distribution List

DOCUMENTS DEPT.

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REMARKS (continued):

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the residence is not a historic resource. The subject property is not listed in any survey or inventory and is not located within an existing or potential historic district. The property does not meet any of the criteria for inclusion in the California Register of Historic Places and lacks integrity. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).¹

The subject property is a one-story-over-basement, wood-framed structure constructed by John Anderson in 1891 during the Eureka Valley building boom. When the existing building was constructed in 1891, it was the northernmost building in a row of ten that were built concurrently by Anderson. Although the ten buildings were originally identical, most do not retain enough historical integrity to qualify as a historic district.

The neighborhood is characterized by a mix of single- and multi-family homes built from the 1880s to present. There is a mix of architectural styles but low-density, Edwardian era residences are predominant. Despite this, there does not appear to be a distinctive pattern of development or a notable concentration of related buildings that would indicate a potential historic district.² None of the buildings on the subject block appear on any historic surveys; thus, no off-site resources would be impacted by the development of this site.

Department staff has determined that the property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. While the structure was built during Eureka Valley's early development, it does not appear to have a specific association with the neighborhood's evolution. None of the previous owners of the property have been significant to local, state, or national history. There is no information at the site that would yield information important to history or prehistory. Therefore, the property does not meet the criteria to make it eligible for inclusion on the California Register.³

Additionally, the existing residence has been significantly altered to the point where it no longer exhibits historical characteristics. This includes the removal of the cornice and original ornamentation of the Victorian-era façade. The original windows, siding, and stairs have all been replaced with different materials. While it retains its original location and is surrounded by mostly original buildings of the late 19th and early 20th century, the building lacks integrity of design, materials, workmanship, and feeling. Since the existing building is not considered a historical resource under CEQA, its demolition would not result in a significant effect on historical resources. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

¹ Historic Resource Evaluation Response for 309-311 Eureka Street, Memorandum from Michael Smith, Historic Preservation Technical Specialist, July 30, 2008. A copy of this memorandum is attached, along with a photo of the existing building.

² Ibid.

³ Ibid.

Archeological Resources: The project would require excavation to a depth of 30 to 36 inches to construct a building foundation of "L" type footing at the property line and "T" style footings with tie beams. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁴ As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of a duplex or multifamily residential structure, where not more than six dwelling units will be demolished. The proposed project would result in the demolition of a two-unit residential structure and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multifamily residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of a two-unit residential structure is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.

⁴ MEA Preliminary Archeological Review Checklist for 309-311 Eureka Street, June 24, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0682E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 309-311 Eureka Street
Block/Lots: 2750/035
Case No.: 2008.0682E
Date of Review: July 30, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the one-story over basement, two-family dwelling that was constructed in 1891 and construct a two-family dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

The building was constructed in 1891. It is not included on any historic surveys, nor is it included on the National or California Registers. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it was constructed before 1913.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the east side of Eureka Street between 20th and 21st Streets in the Eureka Valley neighborhood. The immediate context is a mixture of single-family and multi-family building mostly constructed from the 1880s to the present. The block is architecturally mixed, is not within a historic district, and does not appear to be a potential historic district. The predominant character is one of low density, Edwardian era, residential buildings. The subject building is the northernmost building in a row of ten that were constructed at the same time by John Anderson. Though the ten buildings were originally identical most of them do not retain enough integrity to meet the district criteria to be listed on the California Register.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building is a modest, one-story over basement, wood-framed structure with a rectangular plan that was constructed by John Anderson in 1891 as part of the Eureka Valley building boom. It has a gabled roof hidden behind a tall front parapet, a centered recessed entrance that is raised above the street and is accessed by wooden stairs. The entry has a transom window above and is flanked by bays containing sliding aluminum windows with simple wood trim. The basement level has a garage entrance on the right side and an entrance and sliding aluminum window for the lower dwelling unit located at the left side.

Archival research yielded no information that would indicate that 309-311 Eureka Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1. In general, the building represents the early development of the Eureka Valley neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

Based upon research of title company records the property has had 10 different owners. Internet research and a search of the biographical index at the San Francisco Public Library yielded no information about the owners that would indicate they were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Over the years the building has undergone many alterations to the extent that it no longer embodies Victorian era Italianate architecture. The alterations to the building do not exhibit a high degree of workmanship or artistic value, and do not appear to be the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history under criterion 4 of the California Register.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: The subject building no longer exhibits its Victorian era Italianate façade. The cornice and original ornamentation have been removed. The original wood windows have been removed, the window openings have been altered, and aluminum windows have been installed. The original wood siding has been replaced by horizontal rustic wood siding and plywood scored with vertical grooves. The wood stairs have also been replaced. As a result of these alterations the building lacks integrity of design, materials, workmanship, and feeling. Since no significant historical associations have been discovered, integrity of association is not applicable. The building retains integrity of location and setting because it has not been moved and most of the late 19th and early 20th Century buildings that surround it are the original buildings.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Though the subject block contains a row of ten buildings that were constructed at the same time most of the buildings do not retain enough integrity to meet the district criteria to be listed on the California Register. Thus, the subject building would not be a contributor even if these ten buildings were thought to form a historic district.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

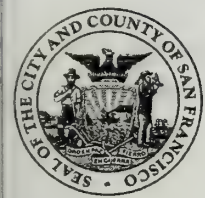
Date: 7-30-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File
Andrea Contreras / MEA Planner

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309-311 Eureka Street
Case No.: 2008.0682





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1481E
Project Title: 4035 18th Street
Zoning: Castro NCD, 40-X
Block/Lot: 3583/082
Lot Size: 1,886 square feet
Project Sponsor: Toby Morris, (415) 749-0302
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the construction of a one-story vertical addition, a three-story rear horizontal addition, and the addition of one dwelling unit to the existing 26-foot-tall, two-story, mixed-use building constructed circa 1882. The project also proposes the renovation of the existing commercial frontage, the installation of a roof deck above the new third floor which would be set back 12 feet from the front of the building, and the removal of the sole off-street parking space. The existing building is approximately 1,260 square feet in size and has one residential unit over a ground floor commercial unit. The proposed alterations would increase the building size by 3,026 square feet. The finished building would be a 40-foot-tall, four-story, mixed-use building approximately 4,286 square feet in size with two residential units over a ground floor commercial unit that would have full lot coverage. Parking would not be provided on the property and a parking variance would be required. The project site is located on the south side of 18th Street between Noe and Hartford Streets and within the Castro Neighborhood Commercial zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

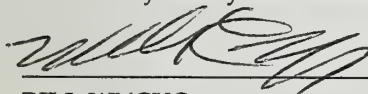
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

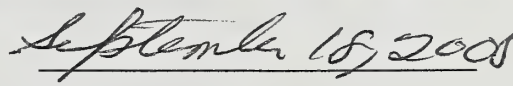
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Acting Environmental Review Officer


Date

CC: Toby Morris, Project Contact
Michael Smith, SW Quadrant
Historic Preservation List

Bulletin Board, M.D.F.
Supervisor Bevan Duffy

DOCUMENTS DEPT.

SEP 24 2008

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Having determined that the building is a historic resource, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed alterations would be consistent with the Secretary's Standards because they are a compatible use, they are subordinate to the historic building, and they would retain the building's character defining facade. In addition, the garage opening at the east side of the front facade would be filled in a manner that is compatible in both design and materials with this historic facade. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.²

The proposed project would involve the addition of approximately 3,026 square feet to the existing 1,260-square-foot building. With the addition, the building would be approximately 4,286 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet in urban areas. Further Class 1(e)(1) allows for the addition of dwelling units to an existing building that does not involve the mere partitioning of existing space.³ The proposed project would add one unit to the existing building. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

² Ibid.

³ Categorical Exemptions from the California Environmental Quality Act. Revised and Adopted by the San Francisco Planning Commission, Resolution No. 14952. August 17, 2000.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: 4035 18th Street
Block/Lot: 3583/082
Case No.: 2007.1481E
Date of Review: September 5, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, a three-story rear horizontal addition, modify the commercial frontage, and add one dwelling unit to a two-story mixed-use building. The proposal includes removing the building's one off-street parking space and installing a roof deck above the new third floor. The new third floor would be set back 12-feet from the front of the building with a roof deck within the setback area.

PRE-EXISTING HISTORIC RATING / SURVEY

Water tap records indicate that water was supplied to the property in 1882 and the building first appears on Sanborn Maps in 1886. Based upon this information the building's estimated date of construction is 1882 by an unknown architect. The subject property is included on the Department's 1976 historic survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located within the Castro Neighborhood Commercial zoning District on 18th Street between Noe and Hartford Streets. The immediate context is a mixture of single-family homes, residential flats, and small-scale mixed-use buildings. The north side of the street is more residential in character, defined by a row of Queen Anne buildings with gabled roofs. The south (subject) side of the street is more mixed. Liberty Hill is the nearest Historic District, located several blocks south of the subject block.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1880-1905

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building represents the earliest development patterns within the Castro neighborhood. This and the surrounding buildings are important in understanding the transformation of the Castro Neighborhood from a working class neighborhood to its current significance within the GLBT Community.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The property does not appear to be associated with anyone who is important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

4035 18th Street is an example of an Italianate building with a flat front. Its design is very simple with a prominent cornice, false front parapet that obscures the gabled roof behind, and decorative trim above the windows. The design is common among buildings constructed during the 1880's. The original architect for the building is unknown. In the Department's 1976 Historic Survey the building is described as having a high degree of integrity despite the commercial signage. Though the building is not the work of a master and it does not possess high artistic value, its integrity makes it a likely contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Based on the criteria, staff believes that the subject building is not individually eligible for inclusion on the National Register but could be eligible for the California Register as a contributor to a potential historic district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: According to Sanborn Maps the subject building was originally constructed as a two-family dwelling in 1882. Sometime between 1900 and 1913 the ground floor was converted to commercial space and has remained generally unaltered since the conversion. Only minor changes have been done such as changing doors. It is unknown whether the windows have been changed. The building is associated with a number of other small-scale mixed use buildings of similar age on the 4000 block of 18th Street. Since the building's conversion to mixed-use its façade has remained unaltered. The 1886 Sanborn Map shows that the subject building was one of a few buildings in existence on the subject block face. Newer construction has in filled the block face since 1886 and firmly established the character of the block as it exists today. The property has a high degree of historic integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The subject building is one of the oldest buildings within the Castro Neighborhood and has a high degree of historic integrity. The building is not individually significant but may be a contributor to a historical district within a neighborhood that is important to the GLBT community in California. The proposed alterations meet the Secretary of the Interior Standards because they are a compatible use, they are subordinate to the historic building, and they would retain its character defining façade.

Furthermore, the garage opening at the east side of the front façade will be in filled in a manner that is compatible in both design and materials with the historic façade.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Eight of the 20 properties on the subject block of 18th Street are listed on the Department's 1976 Historic Survey. Furthermore, all of the 20 properties on the subject block were constructed pre-1913. Based on this information the subject property may be within a potential historic district. The proposal would not have an adverse impact on this potential historic district because it is minimally visible from the public realm.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 9-5-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Don Lewis / Environmental Planner

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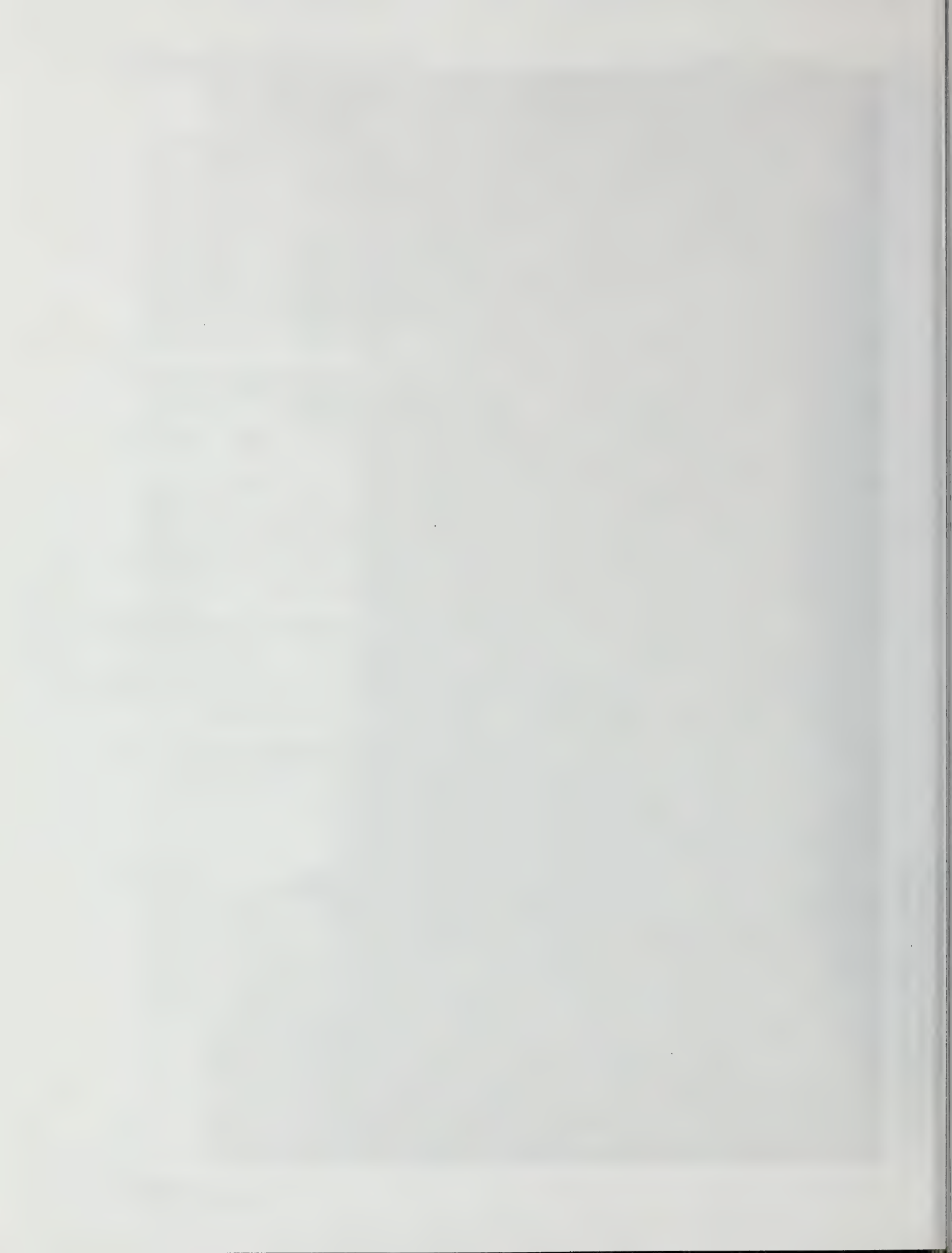
ADJACENT PROPERTY
BLOCK 3583/LOT 083

SUBJECT PROPERTY
BLOCK 3583/LOT 082

ADJACENT PROPERTY
BLOCK 3583/LOT 081



SUBJECT PROPERTY: 4035 18TH STREET
BUILDINGS ON THE SAME SIDE OF STREET





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1380E
Project Title: 3512 Clay Street
Zoning: (Residential House, One-Family) District
40-X Height and Bulk District
Block/Lot: 0995/005
Lot Size: 6,699 square feet
Project Sponsor: Aaron Zube, Butler Armsden Architects (415) 674-5554 for
Charles Ellwein (415) 674-5554
Staff Contact: Jeremy Battis, Major Environmental Analysis (415) 575-9022
jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project, concerning a 4,800-square foot, two-story single-family dwelling constructed in 1901 or 1905, is the conversion of an existing basement space to a two-car garage. The height of the existing building would remain at approximately 40 feet and there would be no expansion of the existing building's footprint. The project site is located within the block bounded by Clay Street to the south, Maple Street to the west, Washington Street to the north, and Spruce Street to the east in the Presidio Heights neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

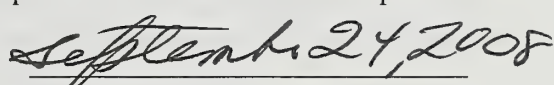
The proposed project includes removing the bottom four feet of the rounded bay window at the left front façade, excavating four feet below the subject bay window, which would create a garage door opening. Additional interior alterations would provide for new a two- car garage. The Planning Department has determined that the subject building, a neo-Georgian Colonial Revival-style single-family dwelling constructed in 1901 or 1905, is eligible for inclusion in the California Register of Historic Places as a the work of a master, as a contributor to the potential Presidio Heights historic district, and for its high artistic value under Criterion C (Architecture).¹ The subject building was designed by architect Julius E. Krafft, an architect whose surviving work has been designated landmark

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Acting Environmental Review Officer


Date

DOCUMENTS DEPT.

cc: Aaron Zube, Project Applicant
A. Starr & V. Wise, Planning Dept.

Historic Distribution List
Bulletin Board / M.D.F.

SEP 30 2008

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REMARKS (continued):

status by San Francisco and other Bay Area cities. Krafft's building at 3512 Clay Street is a "unique and rare example of this Master's earlier works and worthy of San Francisco Landmark status."²

The subject property is therefore a historic resource as defined by the California Environmental Quality Act (CEQA) and the Guidelines for Implementing CEQA (State CEQA Guidelines Section 15064.5(a)(3)(c)). In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Department concluded that the proposed alteration would not be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Secretary's Standards) because the project would alter the building's symmetry and would remove historic fabric via the removal of four feet from the bottom of one of the front façade's bays and proposed excavation to accommodate a proposed garage. The result of this modification would be to create a recess in the front setback at the building's front facade.³ Nevertheless, the HRER found that these changes would not materially impair the building's ability to convey its significance because the building's massing "would not be altered and, on balance, the majority of the building's primary façade details would remain intact and not be altered."⁴ In light of this finding, the Department has determined that the proposed project would not result in a "substantial adverse change" in the significance of the historic resource. Thus, pursuant to CEQA Guidelines Section 15300.2(f), the proposed project is eligible for a categorical exemption, provided that other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

CONCLUSION

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, or minor alteration of public or private structures. The proposed project would convert an existing basement space to a two-car garage by breeching the existing building's front façade and installing a garage door. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, a surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ *Historic Resource Evaluation Response* (HRER) memorandum from Aaron Starr, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. September 10, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2007.1370E.

² Ibid.

³ Ibid.

⁴ Ibid.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeremy Battis
Project Address: 3512 Clay Street
Block/Lot: 0995/005
Case No.: 2007.1380E
Date of Review: September 10, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes removing the bottom 4' of the rounded bay on the left side of the front façade, excavating 4' down under the bay window on the left hand side of the façade in order to create a driveway in the front setback, adding a garage door under the bay on the left side of the front façade and interior alterations at the basement level to accommodate a garage. The proposal also includes adding landscaping around the new garage door opening.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by Julius E. Krafft in 1901. The subject property is included on the City's 1976 Architectural Survey with a rating of 1 on a scale of -2 to 5, and is listed on the Junior League Survey, but not included in Here Today.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the north side of Clay Street between Locust and Laurel Streets in the City's Presidio Heights Neighborhood. The property is not located in a designated historic district. However, the subject block contains a large number of buildings built within the Victorian and Edwardian Eras that maintain a high degree of integrity and visual continuity.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: Pre 1900 to 1914

Notes: Based on the criteria, staff believes that the subject building is eligible for inclusion on the California Register as an individual resource and a contributor to a potential historic district under Criteria C.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing on the California Register as an individual resource under Criteria B. Several prominent people lived at 3512 Clay Street including Frank Triest, the owner of a large wholesale hat business and the son a Sarah H. Triest of the wealthy and influential Haas and Levi-Strauss families; and Frank Sol Triest, the son of Frank Triest, who grew up to become a prominent bohemian and anarchist in San Francisco who declared himself a conscientious objector during WWII.

Most significantly the house was owned and occupied by Edward Lilburn and Florence Atherton Eyre. In addition to Edward being the founder of a prominent import/export business in San Francisco, he was also the founder and first mayor of Atherton California, an affluent town on the San Francisco peninsula. Atherton is named after his wife's father, and he split his time between his estate in Atherton and 3512 Clay Street until 1952 when he sold the house to Phillip Pillsbury.

While Edward L. Eyer is an individual who was important to our local and regional past, his association with the house, which started in 1932, began after he founded Atherton in 1923 and served as the town's first mayor. Therefore his association is not directly linked to the event which makes Edward L. Eyer and important person in out local and regional past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

3512 Clay Street is eligible for the California Register under Criteria C individually as a building that represents the work of a master, possesses high artistic value and as a contributor to a potential historic district.

3512 Clay Street was designed by the architect Julius E Krafft, who immigrated to the San Francisco from Germany in 1874. He trained in German technical schools and established himself as an important architect of commercial buildings and residences for some of San Francisco's wealthy elite. Among his more prominent commissions were the Carpenter Gothic St. Paulus Lutheran Church at 971 Eddy Street, a city landmark; the original Bullock and Jones building at Kearny and Post (demolished); the Colonial Revival Residence of James Flood and the landmarked Boudrow Residence located in Berkeley. Bernard Maybeck briefly worked for Krafft in 1894 and Krafft's sons carried on his practice following their father's death in 1937. Most of Krafft's pre-1906 architecture no

longer stands. Clearly Krafft was an important architect of his day and given his high profile status and the fact that many of his buildings are either landmarks or considered to be historic resources, he can certainly be considered a master. Built in either 1901 or 1905, 3512 Clay Street is a unique and rare example of this Master's earlier works and worthy of San Francisco Landmark status.

In addition to being designed by one of San Francisco's most prominent architects of the time, 3512 Clay Street is an exquisitely detailed neo-Georgian Colonia Revival home. The building's details and symmetrical form convey a sense of stately elegance. Its highly ornate details are used in moderation so that the form dominates while the details enhance. The building's landscaped front setback balances the building composition, and creates a soft, welcoming relationship between the building and the street while still providing a formal separation between the two.

3512 Clay Street also appears to be located in a neighborhood with a high concentration of Victorian and Edwardian Era buildings that retain a high level of integrity, making the building also a contributor to a potential historic district located in the northern section of Presidio Heights and roughly bound by Arguello, California, Presidio Avenue and the Presidio.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The marble front entry steps and knee walls were installed in 1910 by the second owner of the property and have become a significant feature of the building because of they were an early addition, they are in keeping with the building's style and character and they elevated the level of quality of the building. Otherwise, there have been very few alterations to the subject building and the subject building retains all seven aspects of integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

-
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

The proposed changes would remove 4' from the bottom of one of the rounded bays on the primary façade and excavate a section of the front setback, which would alter the building's symmetry, remove historic fabric and create a recess in the front setback where the proposed garage entrance would be located. These features help define the character of the building and their alteration affects the character of the building's primary facade. However, the proposed changes would not cause a substantial adverse change in the building's significance as an historic resource because the overall massing of the building would not be altered and, on balance, the majority of the building's primary façade details would remain intact and not be altered by the proposed project, and thus able to convey the building's historical significance.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed alteration would not have an adverse effect on any off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, Preservation Coordinator

Date: 9-16-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\3512 Clay Street.doc



3. IMAGES



Main façade (south). Carey & Co., Inc., October 25, 2007.



South and west elevations. Carey & Co., Inc., October 25, 2007.

SEP 30 2008

SAN FRANCISCO
PUBLIC LIBRARYRec'd
9/13/07

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: Kelly Pepper / Tony Kim Tel. No.: 415-307-5082
Address: 2298 3rd Street Fax No.: 415-480-1406
San Francisco, CA 94107Project Contact: Same Tel. No.: _____

Address: _____ Fax No.: _____

Email: Kelly@townconsulting.com

Site Information

Site Address(es): 1011 Tennessee StreetNearest Cross Street(s): 20th / 22ndAssessor's Block(s)/Lot(s): 4108 / 0036 Zoning District(s): M-2Site Square Footage: 2500 sq ft Height/Bulk District(s): 50xPresent or Previous Use of the Site: Previously residential; currently vacantDoes the project site have an average slope greater than 20 percent? No.Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Site is within Dogpatch Historic District.If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

- | | | | |
|-------------------------------------|--|--|--|
| ☐ Addition | ☐ Change of Use | ☒ New Construction | ☐ Lot Split/Subdivision |
| ☐ Alteration | ☐ Demolition | ☐ Zoning Change | ☐ Other |

Please Describe Proposed Use: 2-unit residentialEstimated Construction Cost: \$160,000.00

Previous Environmental Review: _____ Case No.: _____

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Conditional Use pursuant to 215.**Written Project Description:** Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.See attached.A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	<i>via</i>
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	<i>via</i>
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	<i>via</i>

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: *Kelly Pepper* Date: 9/10/07
Agent or Owner

Print full name of applicant: KELLY PEPPER

(This space for staff use only)

Fees: ☒ \$174 Exemption Stamp ☐ \$4,905 Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPTED FROM ENVIRONMENTAL REVIEW

CLASS 3(b) - New Construction or conversion of small structures.
A duplex or similar structure designed for not more than six dwelling units.

V. Wise 9.25.08.

Vikonya Wise

SAN FRANCISCO
PLANNING DEPARTMENT

Case No. 2007.1014E

Project Description—1011 Tennessee Street

The project site is on the east side of Tennessee Street, between 20th and 22nd Streets within an M-2 zoning district, a 50-X height and bulk district, and the Dogpatch Historic District. The subject lot is 25 feet wide by 100 feet deep. The property is currently vacant.

The proposal is to construct a new building containing two residential townhouse units over a garage. A small penthouse and roof deck is also proposed. The new building would be approximately 33 feet in height. Each unit would contain two bedrooms and would be approximately 1,800 square feet. Two independently accessible parking spaces and two tandem parking spaces are proposed.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report CONSENT CALENDAR

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: October 2, 2008
Filing Date: September 6, 2007
Case No.: **2007.1014A**
Project Address: **1011 Tennessee**
Zoning: M-2 (Heavy Industrial)
50-X Height and Bulk District
Block/Lot: 4108/ 003G
Applicant: Tony Kim & Kelly Pepper
2298 3rd Street
San Francisco, CA 94107
Staff Contact Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

The subject property is a vacant parcel within the Dogpatch Historic District. A contributing residential cottage was located at the site and was destroyed by fire in January 2007.

PROJECT DESCRIPTION

The proposal includes the construction of a new three-unit residential structure.

OTHER ACTIONS REQUIRED

The project requires Conditional Use approval for a residential use within an M-2 District and a rear yard and exposure variances from the Zoning Administrator.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

Aside from the request for variance, the proposed project meets all other requirements of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Landmarks Preservation Advisory Board should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

Pursuant to Section 1006.2(b) of the Planning Code, the Landmarks Preservation Advisory Board shall forward their recommendation to the Planning Commission for the determination of whether the project qualifies for a Certificate of Appropriateness at a duly noticed public hearing.

ARTICLE 10 – Appendix L – The Dogpatch Historic District

In reviewing an application for a Certificate of Appropriateness, the Landmarks Preservation Advisory Board must consider whether the proposed work would be compatible with the character of the Dogpatch Historic District as described in Appendix L of Article 10 of the Planning Code (attached).

Section 7(b) Residential – Alterations & New Construction

1. False Historicism

The proposal is a contemporary interpretation of the character-defining features identified within the Dogpatch Historic District. Staff believes that the overall form and detailing of the proposed building is clearly differentiated from the contributing structures within the district and, while compatible, shall not be construed by the public as false historicism.

2. Materials

The proposal calls for a variety of materials. The building elements shall be clad primarily in wood siding and corrugated metal. Both elements are character-defining features within the district and are seen a compatible.

3. Fenestration

The proposed fenestration pattern is a contemporary interpretation of the existing predominate pattern within the district. The most obvious fenestration pattern on contributing buildings within the district is the rectangular shape of the window openings. Staff believes that the placement and the shape of the proposed window openings are compatible with the district.

4. Style

The proposal interprets and respects the character-defining features of many of the contributing stick-style residential buildings found within the district. Features that the proposal has in common with the historic style are:

- *Squared bay windows*
- *Emphasis on verticality, including vertical strips around windows and corner boards.*
- *A wide band of trim at the cornice line*
- *Raised and recessed entry*

- Straight run stair with closed riser
- Wood siding
- Double entry doors with overhead transom
- Rectangular window openings

5. Scale & Proportion

The district is comprised of a variety of residential structures, including small cottages, three-story single-family homes and flats, and larger mixed-use structures. The proposed design reflects the scale and proportions commonly found on late 20th-century single-family homes and flats found within the district. Staff believes that the scale and proportion of the proposal is compatible with the district.

A fourth-floor is proposed as part of the project. This additional floor shall be setback 11-feet from the face of the building at its shallowest point and 14'-10" at its deepest. The face of the building is also setback 7'-6" from the property line. Staff believes that the setback proposed for the top floor respects the character-defining features of the district and does not create a substantial visual impact upon the views of the district from the public rights-of-way.

6. Setbacks

The proposed front yard setback is 7'-6". Based on site visits and a setback survey on the immediate block, staff has determined that the setbacks from the front property line vary from 8' to 11'. The historic building that previously occupied the site had a setback of 8'. Staff believes that the proposed setback is compatible with the district.

7. Roofline

Rooflines within the district vary. Roof forms for contributing building are commonly flat, front-facing gable, and mansard. Staff believes that the proposed flat roofline is compatible with the district; however, staff recommends that the gabled portion of the top story be revised to a flat roof to match the front portion as the combination of both roof forms appears to be incompatible with the character-defining roof forms in the district.

8. Detailing

The proposal calls for an opening railing only on one side of the entry stair because the other side is located on the property line and must meet fire-safety requirements. Although a material was not noted on the plans, staff believes that the fire-rated railing should be clad in wood to remain consistent with the character-defining features of the district. The entry stair as well should be clad in wood with a closed riser to remain consistent with the character-defining features of the district.

The entry is proposed to be in a double-door configuration, which is consistent with other contributing buildings within the district.

The proposed windows are fiberglass, while not a material that is commonly seen or associated with the district, staff believes that in this application, it is consistent with the contemporary design of the subject building and shall not create an adverse visual impact on the character of the district.

There are no specifications for the sectional garage door.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

STAFF ANALYSIS

Based on the requirements of Article 10, and the Secretary of Interior's Standards, staff has determined the following:

Staff believes that the overall form, height, setback, scale, materials, and details are compatible with the district and proposal meets the Secretary of the Interior's Standards for infill construction within a historic district. Based on this information, staff believes that the design of the proposed project respects the district and possesses the craftsmanship and consideration to design commonly seen in the contributing structures within the district. For more information regarding staff's analysis, please review the section above in regards to compliance with Appendix L of Article 10 of the Planning Code.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review; pursuant to CEQA Guideline Section 15301 (Class Three-New construction of small structures less than six units) because the project is a new three-unit residential building and meets the Secretary of the Interior's Standards.

DRAFT MOTION FOR CONSIDERATION

The Landmarks Preservation Advisory Board hereby advises the Planning Commission that the proposal, **WITH CONDITIONS**, and in conformance with the architectural plans dated 11/28/2007 labeled Exhibit A, on file in the docket for Case No. 2007.1014A, would qualify for a Certificate of Appropriateness.

Conditions:

- The fire-rated stair railing shall be clad in wood.
- The front stair shall be clad in wood with a closed riser.
- The rear roofline of the penthouse structure shall be lowered and revised to match the flat roof portion located at the front of the penthouse structure.
- The project sponsor shall submit product information for the proposed garage door, front doors, and windows for Preservation staff review and approval.

Findings:

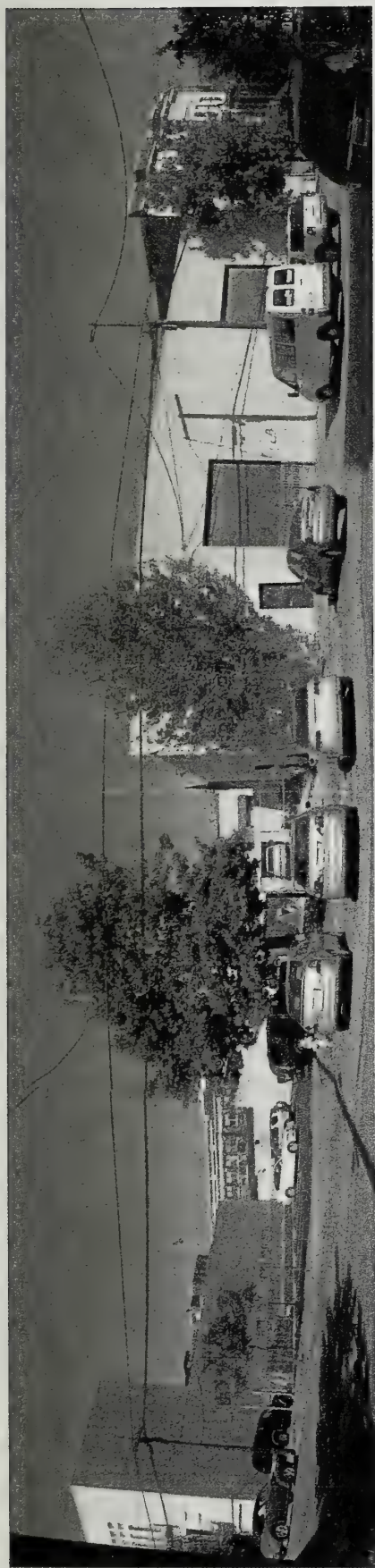
- The proposal respects the character-defining features within the Dogpatch Historic District while creating a compatible contemporary design;
- The design of the proposed project possesses the craftsmanship and consideration to design commonly seen in the contributing structures within the district.
- The materials, setbacks, height, scale, proportion, and massing are compatible with the district;
- For these reasons, the proposal shall preserve, and shall not damage or destroy the exterior features or negatively impact the historic visual character of the district;
- For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the district, as viewed both in themselves and in the setting; and,
- For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

ATTACHMENTS

Plans
District Map
Photographs

Appendix L

TF: G:\PROJECTS\CASES_PERMITS\Tennessee_1011_2007.1014A\Tennessee_1011_2007.1014A_Case Report.doc



Subject Blockface—east side of Tennessee Street



Opposite Blockface—west side of Tennessee Street

RECEIVED

MAY 13 2008

ENVIRONMENTAL EXEMPTION APPLICATION CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

Owner/Agent Information

Property Owner: JOE DUGAN Tel. No.: 722-1113
Address: 1458 10TH AVE Fax No.: _____

Project Contact: WILLIAM WALTERS Tel. No.: 826-3282
Address: 1299 18TH ST. Fax No.: 412-2219 CELL
Email: WILLIAM-WALTERS
@SBCGLOBAL.NET

Site Information

Site Address(es): 4027-4033-26TH ST.
Nearest Cross Street(s): SANCHEZ / NOE ST
Assessor's Block(s)/Lot(s): 6504-035 Zoning District(s) RH-21
Site Square Footage: 2050 - (25' x 114') Height/Bulk District(s): 40-X
Present or Previous Use of the Site: EXIST. RESIDENTIAL
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Name of Planning Department Preservation Technical Specialist consulted (if any) _____

DOCUMENTS DEPT.

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☒ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: SINGLE FAMILY DWELLING
Estimated Construction Cost: \$400K
Previous Environmental Review: _____ Case No.: _____
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

ST → NOE VALLEY - 26.5 FT - S.F. DWELLING - 1,220 SF - ONE CAR GARAGE
ED → 37' 2" HT - S.F. DWELLING - 3350 S.F. - TWO CAR GARAGE

Vertical addition & horizontal addition. Existing building will be raised to construct a new ground floor & foundation, creating a 3-story building.
A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: [Signature] Date: 30 APRIL 2008
Agent or Owner

Print full name of applicant: WILLIAM WALTERS

(This space for staff use only)

Fees: ☐ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(c) - Additions to existing structures provided that the
addition will not result in an increase of more than 10,000 sq. ft.

V. Wise 9/25/08
Vikoriya Wise



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Project Address: 4027-4033 26th Street
Block/Lot: 6564/0356
Case No.: 2008.0600E
Date of Review: August 7, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a vertical and a horizontal addition to the existing single-family home. The proposal includes raising the existing subject building in order to construct a new ground floor, and adding a horizontal extension at the rear.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; however, Spring Valley water records indicate that the building was connected to the City's water system in 1901. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of 26th Street, between Sanchez and Noe Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District within the Noe Valley Neighborhood. The subject building is substantially smaller than buildings on the west end of the block face, and comparable in size with the adjacent building to the east. 26th Street at this location is characterized by buildings constructed in a range of architectural styles that includes Italianate, modified-Marina, Craftsman, and Edwardian residences. There are a number of residential buildings on the block that date to the late nineteenth century; however, it does not appear that the subject property is located within the boundaries of a coherent potential historic district. Other buildings on the block that are of a similar scale and vintage are on the opposite side of the street, and further to the west. These buildings are far more ornate, and include features such as front bays and applied ornament. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The architectural style of the subject building suggests that it was constructed in the 1880's. Information submitted by the Project Sponsor indicates that the subject building was connected to the City's water supply in 1901. While the architectural style of the subject building suggests that it was constructed in the late nineteenth century, the subject building does not show up on a Sanborn Fire Insurance map until 1950. The 1899 and 1913-15 Sanborn Fire Insurance maps indicate that the subject building was moved from another location to its current location: the 1899 map shows a structure with a similar footprint to that of the subject building, though smaller, located deeper into the mid-block open space than that of the subject building. This building is very likely the footprint of the adjacent structure to the east, which (although heavily modified) still stands today. The 1913-15 Sanborn Fire Insurance map illustrates that the building noted in the 1899 map is located next door to what is now the location of the subject building. In 1913, it appears that there is a two-family dwelling (with a front bay) located where the subject building currently stands. By 1950, it appears that the existing pattern of development on the block had been established. It appears that the west portion of the subject block (closer to Noe Street) was developed earlier than the east end of the block, where the subject property is located. It appears that the location of the subject building has shifted over time. It also appears that the plain, flat-front Italianate subject building, while old, is atypical on the block. Neither the location of the subject building nor its architectural form and detailing appears to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Information submitted by the Project Sponsor indicates that Marie Lindner was the first known owner of the subject property. Information submitted by the Project Sponsor indicates that records in

the City Directories do not appear to include references to important people significant to local, regional, or national history are associated with the property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-basement, wood-frame, single-family dwelling designed in a simplified flat-front Italianate architectural style. Detailing includes a shallow cornice supported by brackets, one-over-one arched windows surrounded by simple wood frames, a recessed entry, and coved wood siding. The subject building is L-shaped in plan with a pitched roof concealed by a parapet at the street-facing elevation. The front entrance is accessed from stairs that run from street level across the front elevation. The garage is non-original, and the building may have been raised one-story in order to accommodate the garage addition. No permit history was submitted by the Project Sponsor that documents when the garage was added to the subject building.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: As noted above, based on a review of historic Sanborn Fire Insurance maps, it does not appear that the subject building is in its original location. It appears likely that the building was moved to its current location sometime after 1915 and prior to 1950.

It appears that the subject building stands largely intact, and has not been significantly altered since the time of construction, with the exception of the garage addition. As noted above, the building may have been raised up to one-story in order to accommodate the garage addition.

As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is a contributor to a potential historic district.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

8-8-08

Historic Resource Evaluation Response
August 7, 2008

CASE NO. 2008.0600E
4027-33 26th Street

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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DWELLING TO EAST.

SUBJECT DWELLING
4033 26TH ST.
LOOKING SOUTH



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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.0201E
Project Title: 1131 Montgomery Street
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0133/006A
Lot Size: 5,370 square feet
Project Sponsor: Rod Wessel, Architect
(415) 285-6500
Staff Contact: Tim Blomgren-- (415) 575-9023
Tim.Blomgren@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DOCUMENTS DEPT.

OCT - 7 2008

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PROJECT DESCRIPTION:

The project site is located on the west side of Montgomery Street, mid block between Green and Vallejo Streets, in the North Beach neighborhood. The proposed project is the construction of a three-story, approximately 37-foot-tall addition behind an existing 22-foot-tall, single-family cottage. The existing cottage, constructed around 1906, has a single vehicle garage which would be expanded into a three vehicle garage by excavating below the building and replacing the foundation. Because the site topography rises considerably on the rear half of the site, the proposed addition would range from three stories adjacent to the existing dwelling, and would decrease to two stories by the rear yard area. The rear section of the existing structure (281 square feet) would be removed. With the removal of the 281 square foot rear section of the house, the proposed project would increase the 1,774 square-foot (sf) floor area of the existing structure (including the existing garage) by 3,537 square feet to 5,311 square feet and increase the number of units from one to two.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

September 26, 2008
Date

cc: Rodriguez Trust
Rod Wessel
Tim Frye, SF Planning Department
Supervisor Aaron Peskin, District 3

Historical Preservation List
Bulletin Board
Master Decision File

REMARKS (continued):

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated June 2, 2008, the Planning Department determined that the building is an historical resource.¹ The existing three-story, approximately 1,774 sf building is in a simple vernacular cottage style that was constructed immediately after the 1906 Earthquake and Fires. The immediate block is primarily residential in character, with most structures constructed during the Reconstruction Period, approximately 1906-1917. Although the building is not rated on any Local, State, or National survey and is not located in any known historic district, the subject property would be a contributor to a potential historic district that would include buildings of that architecture type and/or to an expansion of the Telegraph Hill Historic District located a half mile north of the project site.

The existing building was built during the early 20th Century, and meets the California Register criteria for Criteria 1, Events; and Criteria 3, Architecture. It was also found to contribute to a potential historic district. Under Criterion 1, Events, the building and the surrounding area has a strong visual character that relate to the Reconstruction period between 1906 and 1917. Under Criterion 2, Persons, no person of known historical significance appears to have been associated with the subject property. Under Criterion 3, Architecture, the modest vernacular structure is eligible as a contributor to a California Register Historic District. The building has a high degree of historic and architectural integrity with its gabled roof form, horizontal wood siding, and punched window openings containing double hung wooden windows. It has had only minor alterations, and retains and integrity in terms of location, association, design, workmanship, setting, feeling, and materials.² Although the subject building is not an individually eligible resource, it is a contributor to a historic district.³

Although the property is considered a historic resource for the purposes of CEQA, the proposed project would not have an adverse effect on this historic resource because alterations appear to meet the *Secretary of Interior Standards for the Treatment of Historic Properties*. Specifically, Standard 9 states that "...new additions...will not destroy...features...and spatial relationships that characterize the property. The new work would be compatible with the historic materials, features, size, scale, and proportion and massing..." The HRER states that the project would retain all of the character defining features associated with the resource which includes having exterior elevations visible from the public right-of-way. This would be accomplished through setting back the new addition from the property's street face by 42 feet. This setback and the contemporary design of the addition would allow it to be viewed as a separate structure and does not adversely impact the subject building's ability to convey its significance.

¹ Historic Resource Evaluation Response Memorandum, from Tim Frye, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, June 2, 2008. This document is attached.

² *Ibid.*

³ E-mail from Frye, to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department, July 24, 2008.

The addition would not impact the spatial relationship between the subject building and the other contributors within the potential historic district.

Geotechnical

The project site is in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco General Plan. This map indicates areas in which one or more geologic hazards exist. The project site is in an area prone to landslides as designated by the California Division of Mine and Geology (Map 5). The front portion of the property where the existing house is located is level; however, behind the structure is an older, steep cut slope up to 10 to 12 feet with a steeper inclination of about 72 degrees. The *San Francisco Building Code* contains provisions which require that grading be done in accordance with the recommendations of a soil engineering report in cases where slopes are greater than 2:1 or where cut sections will exceed 10 vertical feet. On January 15, 2005, a geotechnical investigation was prepared for this project and it found the site suitable for development provided that the recommendations included in the report were incorporated into the design and construction of the proposed development. The report recommended three foundation options: 1) continuous spread footings into bedrock; and/or 2) hand excavated end bearing piers into bedrock; and/or 3) drilled piers at least six feet into harder and competent well-confined bedrock material.⁴ The project sponsor has agreed to use foundation option 1 (spread footing into bedrock) with the possibility of using foundation option 2 (excavated end bearing piers into bedrock) if determined necessary through proceeding with the structural engineering.⁵

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above referenced geotechnical investigation would be available for use by DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

Because the proposed project would not have a significant effect on historic resources and geotechnical hazards as defined by CEQA, it may be found to be exempt from environmental review if other criteria are satisfied. CEQA Guidelines Section 15301(e)(2), or Class 1 provides for additions to existing structures provided the addition would not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area is not environmentally sensitive. The proposed project would add 3,537 square feet to a 1,774 square foot structure. The property is in a dense urban area where all services and facilities are available and which is not environmentally sensitive and does not contain endangered species. Therefore, the project meets the criteria of Section 15301(e)(2) and is exempt from environmental review under Class 1.

⁴ Earth Science Consultants, Geotechnical Investigation, Rear Second Unit Addition, 1131 Montgomery Street, Between Green/Vallejo Streets, Lower Telegraph Hill Area, San Francisco, California, January 15, 2005.

⁵ E-mail from Ron Wessel, Wessel Associates, to Blomgren, August 11, 2008.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not adversely impact a historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated June 2, 2008.

Attachment B: Photograph of Front Façade of Existing Structure at 1131 Montgomery Street.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Tim Blomgren
Project Address: 1131 Montgomery Street
Block/Lot: 0133/006A
Case No.: 2007.0201E
Date of Review: June 2, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes the excavation of the ground-floor level of the existing structure to provide three off-street parking spaces, a new foundation, and the construction of a new residential three-story building at the rear of the property that is connected to the existing structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed circa 1906 and has not been previously identified by any specific surveys or registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located a half-block from the Telegraph Hill Historic District. The immediate block is primarily residential in character, with most structures constructed during the Reconstruction Period, approximately 1906-1917. Buildings vary in style and exhibit common vernacular Edwardian characteristics of the Bay Region.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1917

Notes: Events: The immediate surroundings exhibit a strong visual character that relates to Reconstruction Period, occurring approximately from 1906 until 1917 after the 1906 conflagration.

Architecture: The small scale structure is a simple wood frame vernacular building with gable roof form, horizontal wood siding and punched window openings containing double hung wooden window sashes. The building contains a high degree of architectural integrity. Staff believes that the modest vernacular structure is eligible as a contributor to a California Register historic district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Overall, the subject building possesses a high level of historic integrity. Changes to the exterior over time have been relatively minor.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

The proposed project meets the following *Standards*:

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

While the rear wall of the subject building will be removed to accommodate the new addition, the proposal shall retain all the character-defining features associated with the resource. The rear wall of the building is a secondary elevation that does not possess any of the character-defining features associated with the building. The new addition shall be setback from the street face of the property approximately 42'.

Staff has determined that the considerable setback along with the contemporary design of the addition allows the structure to visually read as an entirely separate structure and does not adversely impact the subject building's ability to convey its significance nor does it impact the spatial relationships between itself and other contributors within the eligible district.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

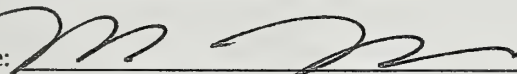
The character-defining features of the subject property include all exterior elevations, including rooflines, visible from the public-rights-of-way.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans it is the determination of staff that the project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent historic structures. In sum, staff believes that the project will not adversely impact any adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

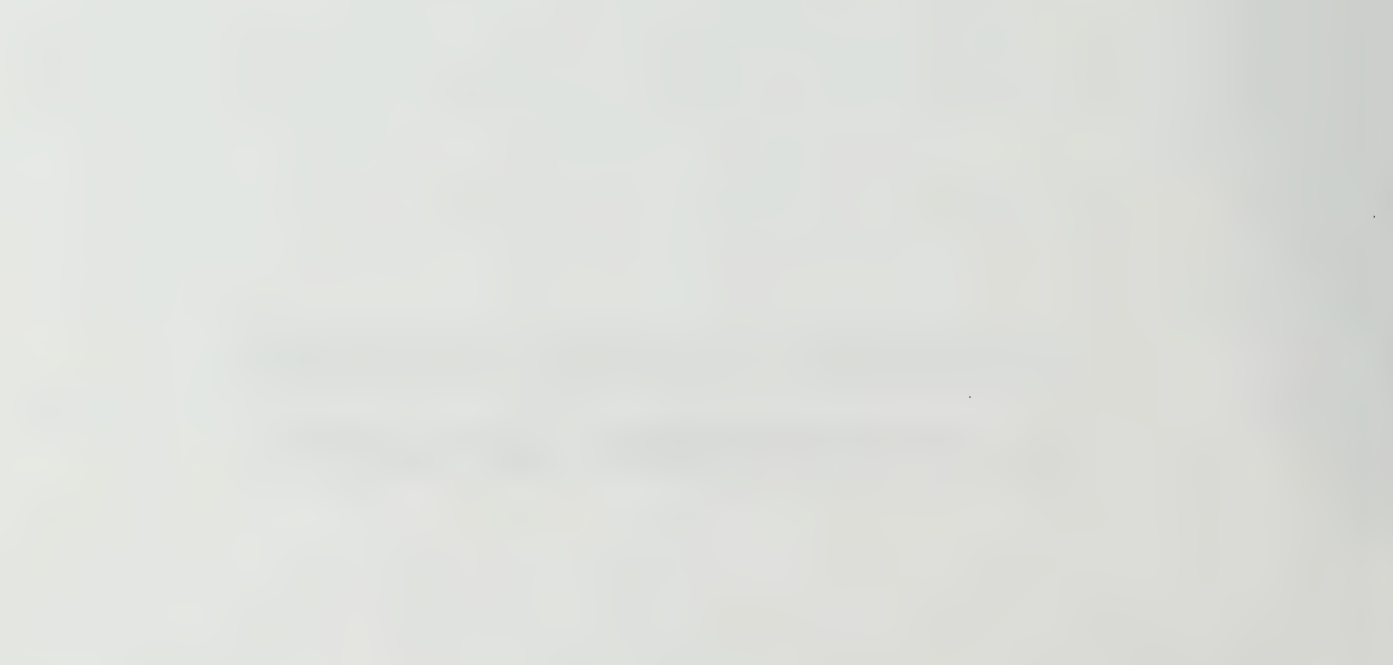
Date: 6-4-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Motgomery_1131_2007.0201E.doc



1131 MONTGOMERY STREET
CASE NUMBER 2007.0201E





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0791E
Project Title: 251 32nd Avenue
Zoning: RH-1(D) (Residential, House Districts, One Family, Detached)
40-X Height and Bulk District
Block/Lot: 1392/022
Lot Size: 2,931 square feet
Project Sponsor: Roman Rettner
(415) 867-2181
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Information:
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PROJECT DESCRIPTION:

The proposed project would involve the *de facto* demolition of an existing two-story, 2,700-square-foot, single family dwelling, approximately 21 feet in height, that provides one off-street independently accessible parking space. The proposed project would remove more than 25% of all external walls facing the public right-of-way; therefore, the proposed project would involve a demolition as defined by Article 10 if the *Planning Code*. The project would remodel the first and second floors, add a third story, and add

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption, Classes 1 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

Date

cc: Roman Rettner, Project Sponsor
A. Contreras, MEA Division
D. Lindsay, Neighborhood Planning Division
A. Starr, Preservation Planner

Supervisor Jake McGoldrick, District 1
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

a horizontal front façade. The resulting structure would be a three-story, 32-foot-tall, approximately 4,500-square-foot residence. It would remain a single family dwelling with one off-street parking space. The project site is on the block bounded by El Camino Del Mar to the north, 32nd Avenue to the east, California Street to the south, and Lincoln Park to the west in San Francisco's Seacliff neighborhood.

REMARKS (continued):*Historic Architectural Resources*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, is not located within an existing historic district, and is not a contributor to a potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).¹

The subject building is a two-story, single family dwelling constructed circa 1938 by an unknown architect. The project site is located within the Seacliff neighborhood, which is comprised of mostly single family residences. The Planning Department recognizes the Seacliff neighborhood as a potential historic district, although is not an officially adopted historic district. The district's residences were constructed mostly between 1910 and 1930. They are similar in character and include architectural styles such as French/Mediterranean, Spanish Revival, Edwardian, and hybrid Art and Crafts-Tudor.

While the subject property is located within the Seacliff potential historic district, the residence is neither an individual historic resource nor a contributing building. The residence's date of construction, architectural style, and quality are not compatible with the potential district. Architecturally, the building is a traditional Depression Era house, but is not an exemplar of this style. The HRER memorandum concludes that the building at 251 32nd Avenue is not eligible for inclusion on the California Register of Historic Places for the following reasons: lack of evidence linking the project site to any events that have shaped local or regional history; lack of association with any historically significant persons; lack of architectural contributions; and lack of any potential to contribute to further understanding of prehistory or history. For these reasons, the building at 251 32nd Avenue is not a historic resource for the purposes of CEQA. Planning Department staff determined that the proposed demolition and alterations would not have an adverse impact on the potential district. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied.

Archeological Resources

The existing foundation would be strengthened by new footings not to extend deeper than the existing footings to support the third story addition. The front addition would be at grade and would be supported by 18-inch deep spread footings. The Department reviewed the project for impacts to

¹ Historic Resource Evaluation Response for 251 32nd Avenue, Memorandum from Aaron Starr, Historic Preservation Technical Specialist, August 20, 2008. A copy of this memorandum is attached.

archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.² As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and 3.

Conclusion

The proposed project would involve the *de facto* demolition of the existing 2,700-square-foot, two-story single family residence, and vertical and horizontal additions to create a three-story single family residence. One independently accessible off-street parking space is currently provided and would remain unchanged. The resulting structure would be approximately 32 feet in height. It would be approximately 4,500 gross-square-feet in size. The proposed project would add approximately 1,815 square feet to an existing 2,700-square foot single family residence in an urban location well served by all public services.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single family residence. In urbanized areas, up to three single family residences may be demolished. The proposed project would result in the removal of more than 25% of the external walls facing the public right-of-way, which Article 10 of the Planning Code defines as a *de facto* demolition. The project's *de facto* demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of a single-family dwelling totaling no more than three dwelling units in urban areas. The proposed project would result in the addition of a front façade and one floor above the existing building to create a three-story single-family dwelling. It would therefore be exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

² MEA Preliminary Archeological Review Checklist for 251 32nd Avenue from Don Lewis/Randall Dean, Major Environmental Analysis, August 5, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0791E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 251 – 32nd Avenue
Block/Lot: 1392/022
Case No.: 2008.0791E
Date of Review: August 20, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposal includes moving the southern portion of the façade closer to the front property line and constructing a vertical addition onto the existing 1-story over basement single-family house. The footprint at the rear of the building will not be expanded, however the look and character of the house will be significantly altered. While the project application identifies the proposal as an alteration, for the purposes of this review the project is considered a demolition because it falls within the definition of a demolition under Article 10 of the Planning Code; more than 25% of all external walls facing the public right-of-way will be removed.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by the contractor Henry Erickson in 1938; the architect is unknown. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of 32nd Avenue between El Camino Del Mar and California Street in the City's Seacliff neighborhood. While the Seacliff neighborhood is not an officially recognized historic district, the Department does recognize this area of the City as a potential historic district.

The Sea Cliff neighborhood is entered through columned entrances, and the houses are similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation fairly unified. Architectural styles associated with Seacliff typically include French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts and Crafts/Tudor. There are several prominent houses in the area that have been designed by renowned architects, such as 9, 25, and 45 Scenic Way, which were designed by Willis Polk (1915-1917).

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district. While the subject building is located within an area of the City that the Department recognizes as a potential historic district, the building's date of construction, architectural style, massing and quality of design are not compatible with the potential district described above.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C (Architecture). The building is a minimal traditional Depression Era house; it is not an outstanding example of this style and it does not contribute architecturally to the Seacliff neighborhood. The architect is unknown, but given its modest quality, the building does not represent the work of a master.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The building does not meet any of the 4 eligibility criteria for the California Register; issues of integrity do not apply.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

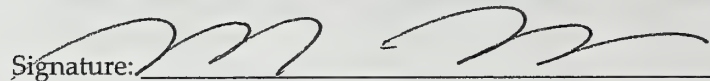
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located in a potential historic district; the proposed building's scale, materials, and massing will not have an adverse impact on the potential district.

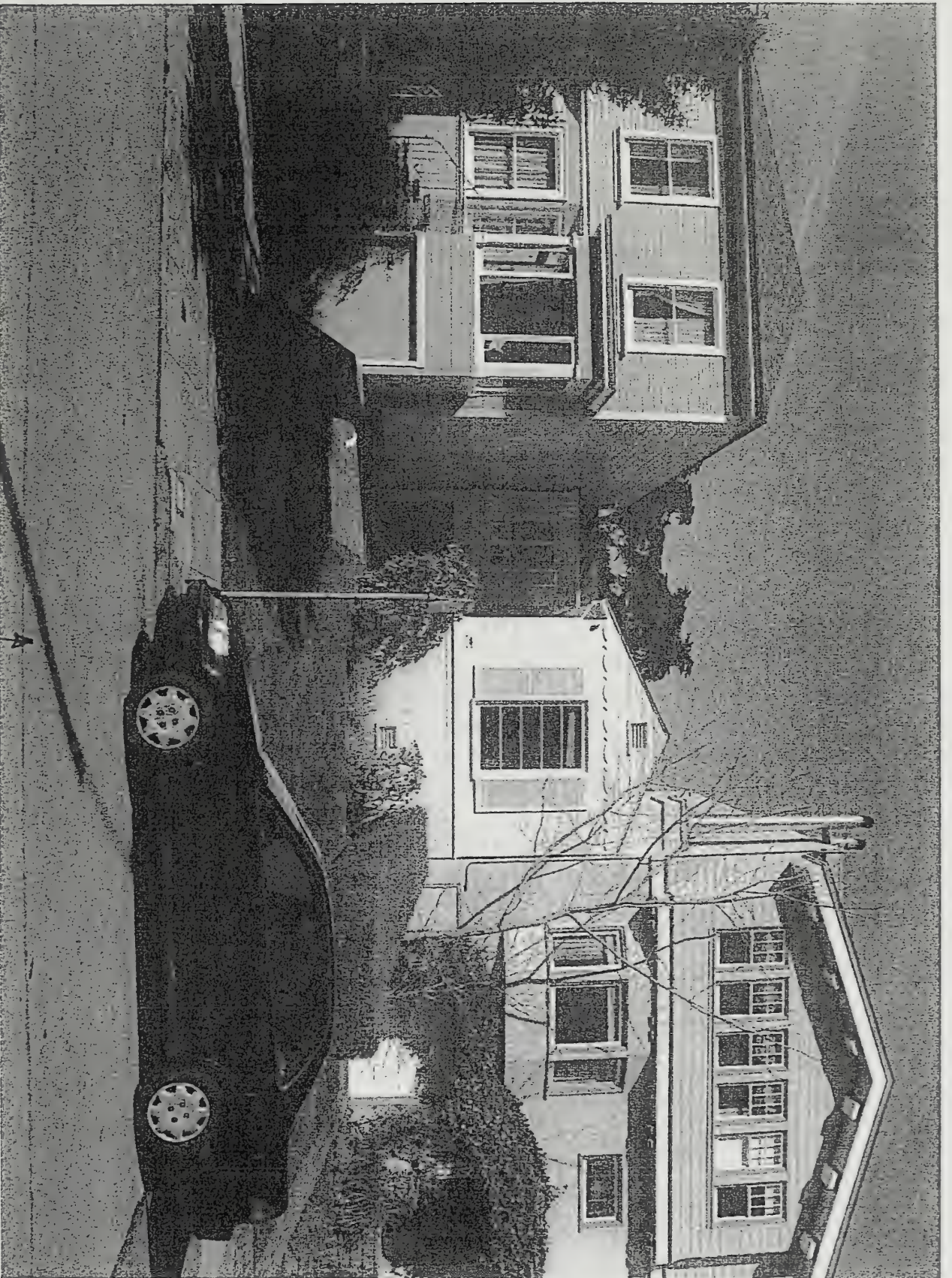
PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 8-21-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\251 - 32nd Avenue.doc



251 32nd Avenue
Case No.: 2008.0791E





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0319E
Project Title: 1515 12th Avenue
Zoning: RH-2 (Residential, House Districts, Two Family)
40-X Height and Bulk District
Block/Lot: 1858/004
Lot Size: 2,996 square feet
Project Sponsor: Kung Yuen Chiu
(415) 753-1798
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

DOCUMENTS DEPT.

OCT - 7 2008

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PROJECT DESCRIPTION:

The proposed project involves construction of a three-story-over-garage, 5,400-square-foot, two unit residence approximately 40 feet in height that provides two off-street parking spaces. The existing one-story-over-garage, 24-foot-tall, approximately 1,400-square-foot, single family residence with one off-street parking space would be demolished. The project site is on west side of 12th Avenue between Kirkham Street and Lawton Street in San Francisco's Inner Sunset neighborhood.

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

Date

cc: Kung Yuen Chiu, Project Sponsor
A. Contreras, MEA Division
D. Washington, Neighborhood Planning Division
M. Smith, Preservation Planner

Supervisor Sean Elsbernd, District 7
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS (continued):*Historic Architectural Resources*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum [HRER]).¹

The existing subject building is a one-story, single family dwelling in the Colonial Revival architecture style. It was constructed circa 1935 by the Builder's Exchange as part of the Federal Housing Administration's (FHA) Better Homes Program during the Depression Era. The building is one of six Better Homes built in San Francisco and one of over fifty built in California. The Better Homes Program originated as part of President Roosevelt's New Deal efforts to provide building industry jobs during the Depression. The Program focused on how modern advances in interior building design could better serve the needs of the average American family. As a result, the interior of the home was used to showcase modern domestic conveniences and the exterior was simplified in order to reduce costs. The buildings were often simple, vernacular designs that were designed and constructed by local organizations.

The subject building is surrounded by single-family and multi-family residences mostly constructed during the 1920s to the 1950s. The Alice Fong Yu Alternative School, constructed in 1914, is a prominent brick building on the block. The block is not within a historic district, nor does it appear to be within a potential historic district. The subject building does not relate architecturally to any of the surrounding buildings.

While the subject property is one of only six homes contracted as part of the Better Homes Program, none of the fifty buildings constructed in California by the Better Homes Program are listed on the California Register of Historic Places. The HRER memorandum concludes that the building at 1515 12th Avenue is not eligible of the California Register of Historic Places for the following reasons: there is a lack of evidence linking the project site to any events that have shaped local or regional history, lack of association with any historically significant persons, lack of architectural contributions, and lack of any potential to contribute to further understanding of prehistory or history.

The building at 1515 12th Avenue retains integrity of location, design, feeling, and materials. However, a recent fire has destroyed much of the interior, resulting in a loss of workmanship. For these reasons, the building at 1515 12th Avenue is not a historic resource for the purposes of CEQA. Planning Department staff determined that the proposed demolition and alterations would not have an adverse impact on a potential district. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied.

¹ Historic Resource Evaluation Response for 1515 12th Avenue, Memorandum from Michael Smith, Historic Preservation Technical Specialist, August 21, 2008. A copy of this memorandum is attached.

Archeological Resources

Construction of the new building would require a maximum excavation depth of two feet. It would be supported by a concrete mat with spread footings. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.² As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and 3.

Conclusion

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single family dwelling. In urbanized areas, up to three single family residences may be demolished. The project's demolition of one single-family residence would therefore be exempt from environmental review under Class 1.

The proposed construction of the residential building would include a three-story-over-garage 5,400-square-foot, two unit residence with two off-street parking spaces. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multifamily residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of a two unit residential structure is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

² MEA Preliminary Archeological Review Checklist for 1515 12th Avenue from Don Lewis/Randall Dean, Major Environmental Analysis, April 16, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0319E.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
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MEA Planner: Andrea Contreras
Project Address: 1515 12th Avenue
Block/Lot: 1858/004
Case No.: 2008.0319E
Date of Review: August 21, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family dwelling and construct a four-story, two-family dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1935 as part of the Federal Housing Administration's Better Homes Program. The property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of 12th Avenue between Kirkham and Lawton Streets in the Inner Sunset neighborhood. The immediate context is a mixture of single-family and multi-family building mostly constructed from the 1920s to mid-century. The subject block is dominated by the 1914 brick building that houses Alice Fong Yu Alternative School. The subject building does not relate contextually to the buildings that surround it. The block is not within a historic district and does not appear to be a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Constructed in 1935 the building is an example of Colonial Revival architecture. The building was constructed by the Builder's Exchange in 1935 and was one of 4,000 homes built nationwide under the Federal Housing Administration's (FHA) Better Homes Program. The building is one of six such homes constructed in San Francisco and one of over 50 built in California as part of the Better Homes Program. The Better Homes Program originated as part of President Roosevelt's New Deal efforts to provide building industry jobs during the Depression. More specifically, the goals of the program were to showcase modest, modern houses that were inexpensive to construct but contained modern domestic conveniences. As a reflection of the Depression the houses were void of nonessential spaces and unnecessary spaces and ornament that would add to the cost of construction, following the FHA's principle of "providing maximum accommodation within a minimum of means."

Though the Better Homes Program never achieved its goal of jump starting the building industry it did lead to a codified series of booklets titled *Principles of Planning Small Houses* and more importantly it lead to an eventual restructuring of the home building industry in the United States and the FHAs involvement in it. None of the 50 buildings that were constructed in California under the Better Homes Program are listed on the California Register, primarily because the program was more important nationally than it was in California. These buildings do not rise to the level of national significance because they are not important enough to our national history. As a result, the building does not meet the California Register Criteria under Criterion 1.

William and Betty Hentrich were the original owners of the building. Based upon archival research biographic and newspaper indexes, neither the Hentrichs nor any subsequent owners of the property were important to local, regional, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

The Better Homes Program focused on how modern advances in interior building design could better serve the needs of the average American family. Emphasis was not put on exterior building design where the primary goal was to reduce costs. As a result, the buildings were often simple, vernacular designs that were designed and constructed by various local booster organizations. The subject building was designed and constructed by the Builder's Exchange. The property does not meet Criterion 3 for listing on the California Register because it is not the work of a master and does not posses high artistic value.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts. The property does not meet Criterion 4 for listing on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: 1515 12th Avenue retains integrity of location, design, feeling, and materials. A recent fire has compromised the building's interior and its windows, resulting in a loss of integrity of workmanship. The building does not have integrity of association or setting because many of the buildings that surround it were constructed later and have no association with the building.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

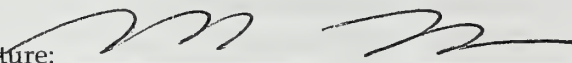
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject and facing blocks contain no eligible historic resources that would be impacted by the demolition of the subject building.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 8-21-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Andrea Contreras / MEA Planner

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1515 12th Avenue
Case No. 2008.0319E







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2007.0938E
Project Title: 1742 Jones Street
Zoning: RH-2 (Residential, House Two-Family) Use District
40-X Height and Bulk District
Block/Lot: 0150/025
Lot Size: 2,543 square feet
Project Sponsor: Paul Rossington, Rossington Architecture
(415) 552-4900
Staff Contact: Tim Blomgren – (415) 575-9023
Tim.blomgren@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the alteration of a three-story, single-family residence, built in 1915, by expanding an enclosed stairway on the first floor and creating a new opening on the front façade. The new opening would provide access to a deck to be installed on the roof of the garage. The project site is located mid-block on the east side of Jones Street between Vallejo Street and Broadway in the Russian Hill neighborhood. The proposed project would increase the 4,105-square-foot (sf) floor area of the existing structure by 75 square feet to 4,180 square feet. The project would require a variance from *San Francisco Planning Code* Section 134 for an encroachment into the required rear yard and *Planning Code* Section 188 for the enlargement of a non-complying structure.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

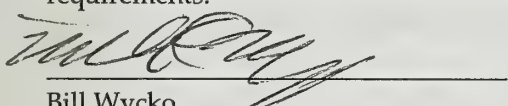
DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

DOCUMENTS DEPT.

OCT - 7 2008

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Bill Wycko
Acting Environmental Review Officer


Date

cc: Phil Rossington, Project Sponsor
Tim Blomgren, MEA Division
Aaron Hollister, Neighborhood Planning Division
Tim Frye, Preservation Planner

Supervisor Aaron Peskin, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated July 23, 2008, the Planning Department determined that the building is an historical resource.¹ The existing three-story, approximately 4,105 square-foot single-family residence on the project site was constructed in 1915. The building was designed by Charles McCall in the Mission/Spanish Colonial Revival Style for Norman Livermore, a member of a prominent conservation family. The immediate block, constructed in 1915-16, is residential in character with several neighboring structures designed for Mr. Livermore with a similar Mediterranean-style villa architecture. The building is identified in the 1968 Junior League Survey (Here Today, p. 49) and the 1976 Architectural Survey (in which it received a "2" rating²). It is a contributor to a California Register District and to the Russian Hill—Vallejo Crest National Register District, which is primarily known for the First Bay Traditional Style, which was pioneered by Willis Polk and Bernhard Maybeck.

The building is eligible for inclusion in the California Register based on Criteria 1-3. Under Criterion 1, Events, this structure was constructed in 1915 as part of the "Vallejo Crest" development, considered to be one of the most attractive residential neighborhoods in San Francisco. Under Criterion 2, Persons, the original owner of this building was Norman Livermore, a member of a prominent conservation family. Under Criterion 3, Architecture, the structure is one of seven tile-roofed, Mediterranean-style villas in the neighborhood, which were influenced by the famous architect Willis Polk. The building has had only minor alterations, such as the garage added in the 1920s, and has retained high architectural integrity in terms of location, association, design, workmanship, setting, feeling, and materials.³ Although the subject building is not an individually eligible resource, it is a contributor to a historic district.⁴ Based on the criteria for evaluation, the building is considered a historic resource for the purposes of CEQA.

Although the property is considered a historic resource for the purposes of CEQA, the proposed project would not have an adverse effect on this historic resource because alterations appear to meet the Secretary of Interior Standards for the Treatment of Historic Properties. Specifically, Standard 9 states that "...new additions...will not destroy...features...and spatial relationships that characterize the property. The new work would be compatible with the historic materials, features, size, scale, and proportion and massing..." The HRER states that the project would retain all of the character-defining features associated with the resource, which includes having exterior elevations visible from the public right-of-way. This would be accomplished by having the rear expansion on a secondary elevation invisible to the public. The addition would not

¹ Historic Resource Evaluation Response Memorandum, from Tim Frye, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, July 22, 2008. This document is attached, along with a photo of the existing building

² The 1976 Department of City Planning survey has a rating scale from -2 (detrimental) to 5 (extraordinary). A rating of "2" is "good."

³ *Op. cit.*, 2.

⁴ Phone conversation, Tim Frye and Tim Blomgren, San Francisco Planning Department, August 11, 2008.

impact the spatial relationship between the subject building and the other contributors within the historic district. The new opening on the front façade would be minimal in size and would be located in an area that would not change the overall massing, scale, setbacks and architectural character or relationship to the surrounding district.

As the project would not require ground disturbance, there would be no archeological impacts.⁵

Because the proposed project would not have a significant effect on historic resources as defined by CEQA, it may be found to be exempt from environmental review if other criteria are satisfied. CEQA Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided the addition would not result in an increase of more than 50 percent of the floor area or 2,500 square feet, whichever is less. The proposed project would add 75 square feet to a 4,105-square-foot structure. Therefore, the project meets the criteria of Section 15301(e)(1) and is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not adversely impact a historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ E-mail from Don Lewis, Major Environmental Analysis, San Francisco Planning Department to Tim Blomgren, San Francisco Planning Department, September 9, 2008.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Tim Blomgren
Project Address: 1742 Jones Street
Block/Lot: 0150/025
Case No.: 2007.0938E
Date of Review: July 22, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal includes expanding an enclosed stair at the rear of the subject building and creating a new opening on the front façade to access a deck to be installed on the roof of the garage.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1915 and is identified in the 1968 Junior League Survey (*Here Today*); is identified in the 1976 Architectural Survey; is listed as a contributor to a California Register District; and is identified as a contributor to a National Register District

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located within the Russian Hill – Vallejo Street Crest National Register District. The area has a strong association with the arts and the 1906 Conflagration; however, the district is primarily known for the pioneering work by Willis Polk, Bernhard Maybeck, and others in what became known as the First Bay Traditional Style.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or

☒ Yes☐ No☐ Unable to determine

Persons: or

☒ Yes☐ No☐ Unable to determine

Architecture: or

☒ Yes☐ No☐ Unable to determine

Information Potential:

☐ Further investigation recommended.

District or Context:

☒ Yes,

may contribute to a potential district or significant context

If Yes; Period of significance: 1888-1941

Notes: The subject building is contributor to the Russian Hill – Vallejo Street Crest National Register District (N1549).

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks

Association: ☒ Retains ☐ Lacks

Design: ☒ Retains ☐ Lacks

Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks

Feeling: ☒ Retains ☐ Lacks

Materials: ☒ Retains ☐ Lacks

Overall, the subject building possesses a high level of historic integrity. Changes to the exterior over time have been relatively minor.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

The proposed project meets the following *Standards*:

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The expansion of an enclosed stair at the rear is located on a secondary elevation and will not impact any of the character-defining features associated with the subject building or the district. The new opening at the front façade to access the roof deck on the garage is minimal in size and is located in an area that will not change the overall massing, scale, setbacks, architectural character or relationship to the surrounding district.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the subject property include all exterior elevations, including rooflines, visible from the public-rights-of-way.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans it is the determination of staff that the project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent historic structures. In sum, staff believes that the project will not adversely impact any adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

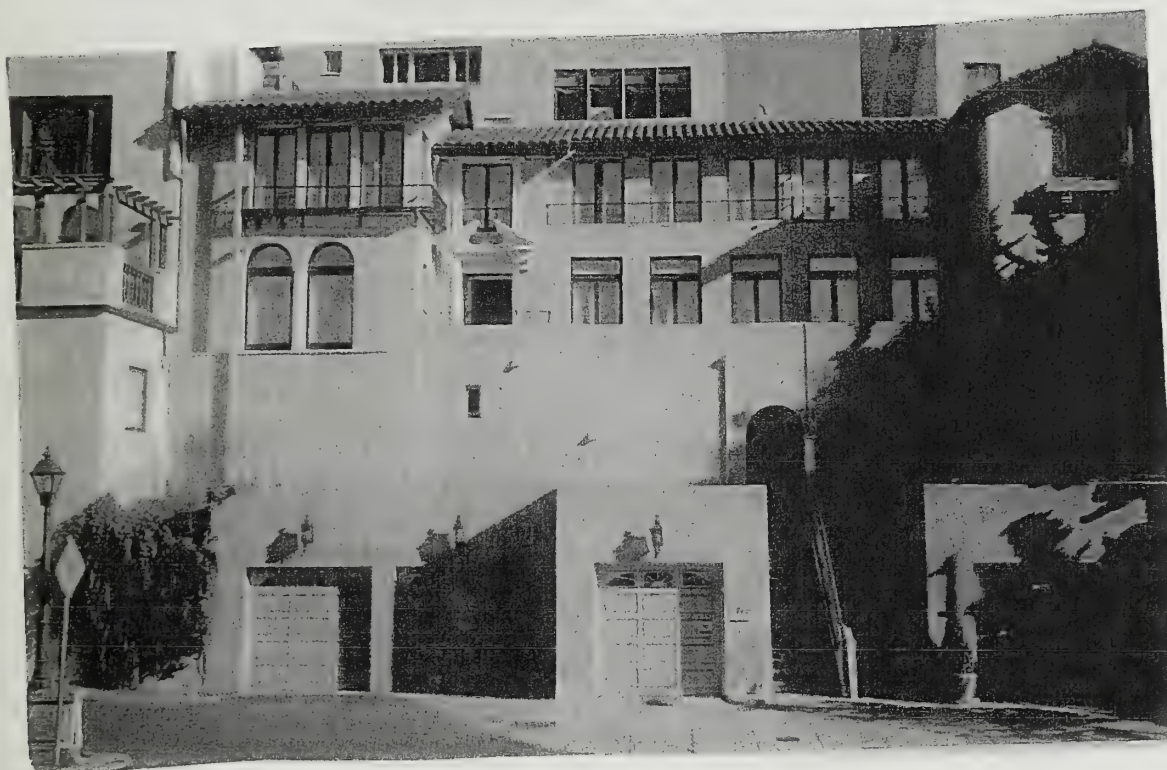
Mark Luellen, Preservation Coordinator

Date: _____

7-22-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Jones_1742_2007.0938E.doc



1742 JONES STREET





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.1027E
Project Title: 3424 Jackson Street
Zoning: RH-1(Residential House, One-Family) District
40-X Height and Bulk District
Block/Lot: Block 0971/Lot 003B
Lot Size: 4,329 square feet
Project Sponsor: Evan Marwell & Tracy Leeds, property owners
415-831-1500 (h); 415-249-1278 (o); emarwell@criterionmgt.com
Staff Contact: Jeremy D. Battis – 415-575-0222
jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is the addition of approximately 1,050 square feet (sq ft) of new space, room repartitions, removal of a rear fire escape, and addition of a new rear egress staircase and one deck to an existing approximately 6,440-sq ft, 35-foot-high, four-story, single-family dwelling constructed circa 1921. The proposed alterations would result in a building approximately 7,490 sq ft (including an existing 205-sq ft one-car garage, which would not be modified) and 35 feet high with enlarged ground, first, second, and third floors to the rear (about 758 sq ft of additional space), and enlarged fourth floor toward the front of the building (an expansion of 292 sq ft). The site, on the northern side of Jackson Street, is within the block bounded by Jackson Street to the south, Locust Street to the west, Presidio Street to the north, and Laurel Street to the east in the Presidio Heights neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines, Section 15301(e)(1)]

DOCUMENTS DEPT.

REMARKS:

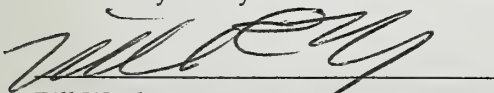
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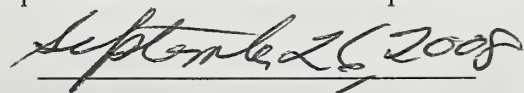
OCT - 7 2008

SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Evan Marwell, Project Sponsor
D. Lindsay & V. Wise, Planning Dept.

Historic Distribution List
Bulleting Board / M.D.F.

REMARKS (continued):

The proposed project, resulting in the addition of approximately 1,050 square feet (sq ft) of new space, would consist of the following elements: 1) Construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6½" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows; and

2) Alteration of the rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which would project approximately 10'-2" from the rear façade, and feature a deck at the second floor, wood siding, and single-pane windows and sliding doors.

The subject building, a Romantic Revival style single-family dwelling constructed in 1921 has been found to meet the criteria for inclusion in the California Register of Historic Places for its Architecture and representation of the work of a master, Lewis Parsons Hobart, and is therefore a historic resource as defined by the California Environmental Quality Act (CEQA) and the Guidelines for Implementing CEQA (State CEQA Guidelines Section 15064.5(a)(3)(c)).¹ The property is also a contributor, to a potential historic district composed of buildings constructed between 1906 and 1930 within the Presidio Heights neighborhood.² In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. The Department determined that the proposed addition would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not, therefore, result in an adverse impact to a historic resource (see attached memoranda).³

As described in the attached Historic Resource Evaluation Response (HRER) memorandum, the determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* was based on the following:

1. The proposed addition would be compatible in size and scale with the historic building and all work would be differentiated from the historic building;
2. The proposed addition and deck located to the rear of the building would not remove any character-defining materials and would not be seen from the public right of way; and
3. The addition at the fourth floor (at the roof) level at the front of the property would not detract from the massing and shape of the house and would be distinguished from the historic resource. It would be set behind a tall parapet and would be minimally visible from the public way.

Also, the proposed project at 3424 Jackson Street would not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted in the Historic Resource

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response* for 3424 Jackson Street, May 22, 2007.

² Ibid.

³ Ibid. and Memorandum from Shelly Perdue, Preservation Technical Specialist, September 3, 2008. Department finding that the scope of work for proposed project as revised is consistent with the Secretary of the Interior's Standards.

Evaluation Response memorandum, the area contains a high concentration of buildings that were constructed between 1900-1930, when the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property would not adversely affect a potential historic district.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

As previously described, the proposed project involves an approximately 758-sq ft rear horizontal expansion and a 292-sq ft front addition to an existing approximately 6,440-sq ft single-family dwelling, resulting in an approximately 7,490-sq ft one-unit dwelling. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for an addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of floor area or 2,500 sq ft. The proposed project would add approximately 1,050 sq ft to the existing structure. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on an on-site or off-site historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 3, 2008
FROM: Shelley Perdue, Preservation Planner *SP*
TO: Jeremy Battis
RE: 3424 Jackson Street
Case No. 2008.1027E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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This memo is written in response to the Environmental Exemption application submitted for the revised project at 3424 Jackson Street and initially reviewed under Case No. 2005.1134E. I find that the revised scope of work, described in drawings A0.0-A3.5 dated 8/15/08 and prepared by Holly Hulburd Design, will not result in a significant adverse impact to the historical resource as described in the Historic Resource Evaluation Response (HRER), dated 5/22/07 and prepared by Tara Sullivan-Lenane. The proposed additions to the historic resource have been reduced in size and will remain minimally visible from the public right-of-way; therefore, the project remains consistent with the Secretary of the Interior's Standards 5 and 6 for Rehabilitation as evaluated in the 2007 HRER.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 3424 Jackson Street
Block: 971 Lot: 003B
Case No.: 2005.1134E
Date of Review: 5/22/07

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Alice Suet Yee Barkley, Esq.
Company:
Address: 121 Spear Street, Suite 200
San Francisco, CA 94105
Phone: 415-356-4600
Fax: 415-356-3888
Email: barkley@luce.com

Owner

Name: Tracy Leeds & Evan Marwell
Company:
Address: 2740 Divisadero Street
San Francisco, CA 94123
Phone: 415-567-6555
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The construction of a one-story 15'-10" deep by 18'-5" wide by 8'-6" high addition at the front portion of the roof, set back 5' from the edge of the 4'-11" high roof parapet, featuring a flat roof, stucco-finish and a set of two sets of windows;
- The alteration of the non-visible rear façade, including the removal of a portion of the rear façade at the second, third, and fourth floors, including the two-story 'el' at the first and second floors, and the construction of an addition, which will project approximately 10' from the rear façade, and feature a series of decks at the second, third, and fourth floors, wood siding, and single-pane windows and sliding doors.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

3424 Jackson Street is located between Laurel and Locust Streets in the north portion of the Presidio neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1 (Residential, Single Family) District and a 40-X Height and Bulk District. It is located directly to the south of the Presidio Park.

The area is characterized by two-to-three-story single-family homes, most of which were constructed between 1906 – 1930, with a majority being constructed between 1909-1913 and 1920-

1924. Building styles and ornamentation are in a variety of architectural types such as Romantic Period Revival, French Eclectic, Mediterranean Period Revival, and Eclectic. There are many buildings in the immediate vicinity that were included in the 1976 Citywide Architectural Survey, and there are several buildings in the surrounding area that are in *Here Today*, including 3430 Jackson Street, located directly to the west of the subject property.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1906 - 1930

Notes:

3424 Jackson Street is a single-family detached house constructed in 1921. Designed by Lewis Parsons Hobart in the Romantic Revival style, the house is built in a front-facing "L" plan, with the main body of the house situated on the eastern portion of the lot with a long driveway along the western side terminating at the "L", and due to the sloping lot, has two-stories at the Jackson Street frontage and four-stories at the rear. The building features a plain front façade with a three-bay square-sided bay window at the first floor, with six-over-nine double-hung wood windows, four classical pilasters, a simple metal balconette, two pairs of four-over-four double-hung wood windows at the second floor, and a simple Mission-style decorative parapet, which wraps the visible side facades. The entrance to the house is along the western (side) façade, and features a recessed stair and portico. The visible side facades are share similar details as the front façade – the Mission style parapet, and six-over-six double-hung wood windows. The non-visible rear façade features a stucco finish and an eclectic fenestration pattern.

3424 Jackson Street appears to be eligible as an individual resource to the California Register of Historic Places under Criteria 3 (Architecture), for it embodies the distinctive characteristics of a type, period, and method of construction as well as representing the work of a master and possesses high artistic values. Lewis Parsons Hobart was educated at the Ecole des Beaux-Arts in Paris from 1901-1903, and opened up his architectural practice in San Francisco in 1906. He obtained commissions for several well known office buildings in downtown San Francisco, such as the Commercial Building at 825-833 Market Street (1908) and the Postal Telegraph Building at 22 Battery (1921). He is best known for his design of Grace Cathedral in Nob Hill (1928) Lewis Parsons Hobart was also a prolific designer of residential properties, and 3424 Jackson Street is listed among his commissions.¹ 3424 Jackson Street is a well preserved and highly articulated example of Hobart's classical training applied to the then-current trends in architecture during this time period in San Francisco. In addition, Lewis Parsons Hobart is a nationally-recognized architect and qualifies as a master. Due to these 3424 Jackson Street is

¹ Perry, David. *Encyclopedia of San Francisco*, Hobart, Lewis Parsons entry.
<http://www.sfhistoryencyclopedia.com/articles/h/hobartLewis.html>

eligible for the California Register of Historical Resources as an individual resource under Criterion 3.

In addition to 3424 Jackson Street being eligible as an individual landmark, also appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1906-1930, when this neighborhood was developed for residential housing. There is a continuity of architectural features of the houses and the properties all feature landscape features at the front and sides of the properties. Due to this pattern of development, there is considerable harmony among the houses in the neighborhood. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3424 Jackson Street retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Records indicate that exterior work occurred on the rear façade in 1983, and that several window sashes on the rear façade were replaced. However, due to the fact that there have been few alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 3424 Jackson Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the massing and shape of the building, the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal. The construction of new additions and decks at the rear of the property will not remove any character-defining materials from this façade and will not be visible from the public way. The construction of the addition at the roof will not detract from the massing and shape of the house, and is simply designed so that it is distinguished from the historic resource, yet will not detract from the historic resource. It is set behind a tall parapet and will be minimally visible from the public way, so that it will not detract from nor destroy any character-defining features of the building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 3424 Jackson Street, namely the front-facing "L" plan with long driveway on the western side, three-bay square-sided bay window at the front façade with four classical pilasters and metal balconette, and a Mission-style decorative parapet will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 3424 Jackson Street will not have an adverse impact on a potential historic district located in this portion of the Presidio Heights neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1900-1930, when

the area was developed for residential housing, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature  Acting _____ Date: _____
for Mark Luellen, Preservation Coordinator
N. Moses Corrette

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



2005.1134E 3424 JACKSON STREET

FRONT OF SUBJECT BUILDING



2005.1134E 3424 JACKSON STREET

REAR OF SUBJECT BUILDING



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0660E
Project Title: 3962 20th Street
Zoning: Residential House, One Family (RH-1) District
Dolores Heights Special Use District
40-X Height and Bulk District
Block/Lot: 3600/018
Lot Size: 2,850 square feet
Project Sponsor: Cedric Dupont, Owner
(650) 714-0707
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
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PROJECT DESCRIPTION:

The project site is located on the north side of 20th Street between Church and Sanchez Streets in the Dolores Park neighborhood, one block west of Dolores Park. The project site contains a one-story-over-garage, single-family residence constructed in 1906. The project is a vertical addition that would remove the existing roof and attic level and construct a two-story vertical addition, increasing the building's height by 10 feet 6 inches. The dwelling's 1,053 square feet (sf) of usable area would increase by 1,542 sf to 2,595 sf.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

DOCUMENTS DEPT.

REMARKS:

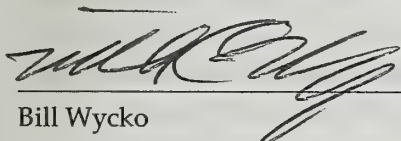
See next page.

OCT - 8 2008

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Cedric Dupont, Project Sponsor
Jeanie Poling, MEA Division
Michael Smith, Preservation Planner

Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building is a historic resource as defined by CEQA.

A building may be considered a historic resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. In a memorandum dated September 24, 2008,¹ Planning Department preservation staff noted that while the building represents the early development of the Dolores Heights neighborhood, it cannot be demonstrated that the building has a specific association with the neighborhood's evolution as required by the Secretary of the Interior's Standards for the Treatment of Historic Properties; thus, the building is not associated with events that have made a significant contribution to history (Criterion 1). It is also not associated with persons important in history (Criterion 2). Furthermore, the building does not appear to possess high artistic value, is not the work of a master architect, and is not a fine example of craftsmanship or use of materials; thus, the building does not possess architectural merit (Criterion 3). Finally, archival research did not indicate that the property has the potential to yield information that is important to prehistory or history (Criterion 4). Therefore, the Planning Department's Preservation staff has determined that the subject building is not a historic resource for purposes of CEQA.

The building retains a high degree of integrity due to its lack of substantial, visible alterations; however, this integrity does not enhance the property's ability to meet the criteria for designation of a historic resource listed above. In addition, it does not appear that the building is within a potential historic district or is potentially eligible for listing in a historic district; therefore, the proposed project is not anticipated to have an adverse effect on offsite historic resources.

State CEQA Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less. The proposed project would add 1,542 sf to an existing 1,053 sf building, resulting in a 2,595 sf building. Therefore, the project would qualify for exemption from further CEQA review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Historic Resource Evaluation Response Memorandum for 3962 20th Street from Michael Smith, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, September 26, 2008. A copy of this memorandum is attached.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeanie Poling
Project Address: 3962 20th Street
Block/Lot: 3600/018
Case No.: 2008.0660E
Date of Review: September 22, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to remove the existing roof and attic space and construct a two-story vertical addition on a single-family dwelling. The addition would add 10'-6" to the height of the building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1906. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on 20th Street between Church and Sanchez Streets in the Dolores Heights neighborhood, one-block west of Dolores Park. The immediate context is a mixture of single-family and multi-family dwellings that range in age from pre-1900 to the present. Visual continuity is mixed in terms of style. The block is not within an identified historic district and based upon a visual inspection the block does not appear to be a potential historic district. Liberty Hill is the nearest historic district, located .6 miles from the subject property. The Golden Fire Hydrant is located less than a block from the site.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building is a modest, one-story over basement, wood-framed structure with a rectangular plan that was constructed in 1906. It has a hipped roof that covers the attic that is being used as habitable space. The roof features a wide overhang with closed eaves and a gabled street facing dormer. The front façade features wooden stairs, a wide porch, and a slanted bay window. The front façade retains its original wood framed, one-over-one windows. A garage door is located below the bay window. The building is a common example of a vernacular workman's cottage with Craftsman design elements.

Based on archival research, 3962 20th Street cannot be demonstrated to be associated with "*events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*" Though in general the building represents the early development of the Dolores Heights neighborhood, it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

Based upon research of title company records the property has had seven different owners. Internet research and a search of the biographical index at the San Francisco Public Library yielded no information about the owners that would indicate they were important to local, California, or national history. Henry Del Carlo is the most noteworthy of the building's owners because he was a riveter and a playwright. Mr. Del Carlo never contributed significantly to the field of playwriting and never gained prominence in the occupation. There is no significant evidence to show that the other owners of the property contributed significantly to their fields of occupation, or that they gained prominence because of their association with the subject property. Therefore, the property does not meet Criterion 2 for listing on the California Register.

The architect for 3962 20th Street is unknown however, because the building is a common vernacular style its design was likely taken from a pattern book, which was common at that time. Based upon a visual analysis the building does not possess high artistic value is not the work of a master architect nor is it a fine example of craftsmanship or use of materials. As such, the building does not meet Criterion 3 for listing on the California Register.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history under criterion 4 of the California Register.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: At the front elevation the only alterations appear to be the installation of the garage, the roofing materials, the replacement of the front door, and replacement of the dormer window with an octagonal window. An addition was recently constructed at the rear of the building but it is not visible from the street. Due to the lack of major alterations the building retains a high degree of historic integrity.

3. Determination whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

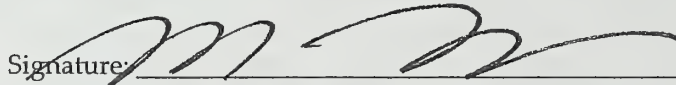
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. There are two buildings within the 4200 block of 20th Street that appear on local surveys. The subject building is far enough removed that it would not affect these building's context. Furthermore, the subject building does not convey a significant linkage historically or aesthetically to the surveyed buildings they are much older.

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, *Preservation Coordinator*

Date: 9-24-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File
Jeanie Poling / MEA Planner



3962 20th Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1483E
Project Title: Verizon Wireless Telecommunications Facilities
Block/Lot: Multiple Locations
Project Sponsor: Paul Albritton, Esq., Mackenzie & Albritton, LLP
(415) 228-4000
Staff Contact: Don Lewis, Major Environmental Analysis
(415) 575-9095
don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

Verizon Wireless proposes to install up to 24 wireless telecommunications facilities (WTF) onto existing utility poles in the public right-of-way in each of five previously identified coverage areas in San Francisco for a total of 120 sites. The five identified coverage areas are within each of the following San Francisco neighborhoods: the Richmond, Potrero Hill, Clarendon Heights, Miraloma, and Westwood Park neighborhoods. While the exact location of the proposed new utility equipment has not yet been determined, the proposed new equipment would be located only on existing utility poles and would not be located on individual buildings. Each WTF facility would consist of either a single omni ("whip") antenna or up to two panel antennas, a repeater, a battery backup, and a power meter, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below).

(Continued on Next Page.)

EXEMPT STATUS:

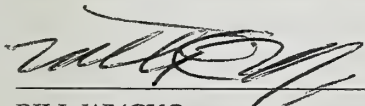
Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Acting Environmental Review Officer


Date

DOCUMENTS DEPT.

OCT - 8 2008

SAN FRANCISCO
PUBLIC LIBRARY

cc: Paul Albritton, Project Contact
Historical Preservation List
Bill Sanders, Deputy City Attorney
Bulletin Board

Jonas Ionin, Neighborhood Planning
Sophie Middlebrook, SW Quadrant
Supervisors: McGoldrick, Elsbernd, Maxwell, Sandoval, Dufty
M.D.F.

PROJECT DESCRIPTION (CONTINUED):

Each of the five areas would host up to 24 utility pole installations, or "nodes", which would be connected by fiber optic cabling and collectively be referred to as a Distributed Antenna System (DAS). The DAS provides wireless telecommunication service using a series of nodes that are typically lower in elevation, lower in power, and closer together than the current generation of cellular "cell-site" networks. The DAS splits the transmitted power among several antenna elements, separated in space so as to provide coverage over the same area as a single antenna but with reduced total power and improved reliability. Thus, a single antenna radiating at high power is replaced by a group of low-power antennas to cover the same area. The proposed DAS would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers.

The proposed omni antennas would be 2.7 feet in length and 3.5 inches in diameter, while the proposed panel antennas would be 2 feet in length, 1.1 feet in width, and 5 inches in depth. The proposed repeaters would be 3 feet in length, 7 inches in width, and 6 inches in depth, and the proposed battery back-ups would be 37 inches in length, 31 inches in width, and 16 inches in depth.

The panel antenna type used for the DAS would be Antel Model ADA63206340 directional dualband antennas and the total effective radiated power from the two antennas would be 538 watts. The omni antenna type used for the DAS would be Antenna Model DLA-VR-07-360-OX and the total effective radiated power from the one antenna would be 75 watts. Ground disturbance is not required for the proposed DAS installation. For either design, the antennas would be mounted at an effective height of at least 24 feet above ground, with antenna orientations generally in opposite directions for the panel antennas.

Verizon Wireless has previously negotiated a Utility Conditions Permit (UCP) with the San Francisco Department of Public Works (DPW) under Section 11.9 of the San Francisco Administrative Code. The UCP that was granted to Verizon was for the specific right to install a specific design of wireless facilities on poles located in the five areas of the City.¹ Pursuant to the UCP, after the Planning Department completes its California Environmental Quality Act (CEQA) review for the proposed project, each individual WTF is subject to the requirements for a Personal Wireless Service Facilities Site Permit issued by DPW which may include additional RFR testing.²

¹ Maps of the five identified areas are available for review by appointment at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2007.1483E. The specific project locations have not been determined.

² Guidelines for Utility Conditions Permit for the Construction, Installation, and Maintenance of Facilities within the Public Rights-of-Way by a Personal Wireless Service Provider are available for review by appointment at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2007.1483E.

REMARKS (continued):**Public Views and Aesthetics**

In evaluating whether the proposed wireless telecommunications facilities would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to deploy up to 24 wireless facilities onto existing utility poles in each of the five previously identified areas within the public right-of-way. The proposed wireless facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power MUNI's electric bus and streetcar fleet. In addition, the antennas would be installed at least 24 feet above the ground level. The visual impacts of these wireless facilities would be confined to the immediate areas in which the equipment are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment. These installations would generally be viewed in the context of the existing urban background, and the incremental visual effect of the proposed facilities would be minimal. In addition, the proposed wireless facilities would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations³ from the project sponsor of the proposed wireless facility which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact; they must be judged in the context of the existing conditions. For the proposed project, the context is urban right-of-way that already support similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public rights-of-way and

³ Photosimulations prepared by the project sponsor are available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2007.1483E.

therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.⁴ The analysis and conclusions of the HRER are summarized below.

The project sponsor proposes to install a specific design of wireless facilities on utility poles located in five areas of San Francisco. The project consists of adding antennas and radio equipment to up to 24 existing utility poles within each of the five identified areas. While the exact location of the proposed new utility equipment has not yet been determined, the proposed new equipment would be located only on existing utility poles and would not be located on individual buildings. The project sponsor has provided a map of the five areas. These areas are not in or adjacent to designated historic districts and sites, not located on streets with views designated in the General Plan as having good or excellent views, not located on streets considered significant by the City, and not located on streets generally considered to be scenic resources to the City. However, it is possible that a number of the proposed new wireless facilities would be located in undocumented, potential historic districts. It is possible that some of the proposed new wireless facilities would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that some of the proposed new wireless facilities would be located in close proximity to structures or sites that have not yet been documented, but may be individually eligible for the California Register. However, pursuant to the submitted project proposal, Verizon Wireless would locate the new equipment on existing utility poles such that the utility poles selected are located outside of the boundaries of designated historic districts, are not located on streets adjacent to designated historic districts, and are not located adjacent to designated historic sites.

Based on the size and location of the proposed wireless telecommunications equipment, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (Secretary's Standards)* for any installation proposed within a historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. Equipment proposed for utility poles

⁴ Historic Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Michael Jacinto, Planner, Major Environmental Analysis, January 22, 2008. This document is attached.

within undocumented, potential historic districts would be clearly differentiated from historic streetscapes, and would not destroy historic materials or spatial relationships that characterize the potential districts. The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment would not destroy historic building fabric and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed wireless facilities; it does not appear that a proposed wireless facility would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would a proposed wireless facility negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed wireless facility within the public right-of-way would prevent undocumented, potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facilities are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA and are smaller than several structures where the Environmental Review Officer issued this same exemption. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As

described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report of the proposed RF emissions for the proposed project conducted by the Consulting Engineers of Hammett & Edison, Inc.⁵ The San Francisco Department of Public Health (DPH) reviewed this report and determined that the proposed wireless telecommunications project would be in compliance with FCC standards and would not produce exposures exceeding the FCC public exposure limits.⁶ The RF emissions from the proposed wireless equipment would be less than two percent of the FCC adopted public exposure limits anywhere on the ground adjacent to the proposed facility. According to Verizon's submitted project description, the project would not install any antennas where a dwelling or any publicly accessible area is within 13 feet of the antenna or 5 feet if the antenna is oriented parallel to or pointing away from the face of the building. In addition, and also pursuant to the submitted project description, Verizon Wireless would post the appropriate signage regarding potential exposure to RF emission as outlined in the California Public Utilities Code General Order No. 95.

An evaluation of potential health effects from RF radiation, conducted by DPH, has concluded that the proposed wireless telecommunications project would have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. DPH has received information from Verizon that the proposed project includes appropriate protection of the general public. Under DPW Order No. 177,163, after installation of an antenna, Verizon must take measurements to confirm that human exposure to RF emissions does not exceed the public exposure limit. In addition, DPW may require Verizon to take additional measurement if DPW has reason to believe that human exposure to RF emissions exceeds the public exposure limit. DPH's approval applies only to the two antenna models noted above, and any change to the antennas or any increase in the effective radiated power would require new DPH approval.

For the reasons described above, the operation of the proposed wireless telecommunications project would not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant impact with regard to RF emissions, and this issue would not trigger an exception to the use of a categorical exemption.

⁵ Statement by the Consulting Engineers of Hammett & Edison, Inc. on Verizon Wireless Distributed Antenna System in San Francisco, August 6, 2008. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2007.1483E.

⁶ Evaluation of Verizon Wireless Distributed Antenna System, Letter from Richard J. Lee, MPH, CIH, CSP, REHS, San Francisco Department of Public Health, to Rassendyll Dennis, San Francisco Department of Public Works, August 12, 2008. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2007.1483E.

Structural Integrity

The proposed project would involve installation of equipment on existing structures, resulting in concerns about structural integrity. The proposed project would have no impact on the PUC's existing obligations to conduct its normal street lighting and traffic signal functions. The structural soundness of the proposed wireless facilities would be ensured by Department of Building Inspection procedures outlined within the Building Code. As such, there are no structural integrity issues that would pose potential significant environmental effects under CEQA, and this issue would not trigger an exception to the use of a categorical exemption.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of up to approximately 120 wireless facilities (up to 24 sites in each of the five previously mentioned areas) throughout the City. By their minimal nature and widely dispersed locations that would not create significant environmental impacts on historic, archeological, or visual resources, the impacts of the equipment would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

There are a few competing vendors providing similar service in San Francisco but since all of the existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Conclusion

As described above, the proposed project would not have a significant effect on historic resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal, including the issues of RFR and structural integrity, that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: Verizon Wireless Distributed Antenna Systems - Various Locations
Block/Lot: Multiple Locations
Case No.: 2007.1483E
Date of Review: July 15, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

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Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The project proposes to install a specific design of wireless facilities on poles located in five areas of San Francisco. The project consists of adding antennas and radio equipment to up to twenty-four existing utility poles within each of the five identified areas in the City of San Francisco.

While the exact location of the proposed new utility equipment has not yet been determined, the project sponsor has provided a map that indicates the five areas in which the selected existing poles will be located.

PRE-EXISTING HISTORIC RATING / SURVEY

Verizon Wireless Communications has provided a map that illustrates the location of the five areas in which antennas and radio equipment will be added to existing utility poles within the City and County of San Francisco. Areas identified for new equipment are on streets and rights-of-way that are not in or adjacent to designated historic districts and sites, not located on streets with views designated in the General Plan as having good or excellent views, not located on streets considered significant by the City, and not located on streets generally considered to be scenic resources to the City. The proposed new equipment may be located on utility poles located within undocumented potential historic districts for the purposes of CEQA.

Although the specific location of each utility pole to be used for the new equipment has not been identified at this time, the proposed new equipment will be located only on existing utility poles and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public rights-of-way within potential historic districts. Areas identified for new equipment are on streets and rights-of-way that are not in or adjacent to designated historic districts and sites, not located on streets with views designated in the General Plan as having good or excellent views, not located on streets considered significant by the City, and not located on streets generally considered scenic resources to the City.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☒ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☐ Yes ☐ No ☒ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, of the proposed new equipment to be added to existing utility poles, a number may be located within undocumented potential historic districts for the purposes of CEQA.

As noted above, areas identified for new equipment are on utility poles on streets and rights-of-way that are not in or adjacent to designated historic districts and sites, not located on streets with views designated in the general plans as having good or excellent views, not located on streets considered significant by the City, and not located on streets generally considered scenic resources to the City.

It is possible that a number of the proposed new equipment will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the utility cabinets that will be used for the proposed new equipment may be located in undocumented potential historic districts for the purposes of CEQA.

It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts. Based on the submitted information, it appears that any equipment

proposed for existing utility poles within an undocumented potential historic district will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, Verizon Wireless Communications will locate the new equipment on existing utility poles such that:

- Utility poles selected for use are located outside of the boundaries of designated historic districts;
- Utility poles selected for use are not located on streets adjacent to designated historic districts;
- Utility poles selected for use are not located adjacent to designated historic sites.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

Note: Based on information submitted by the project sponsor, it appears that the project proposed by Verizon Wireless Communications will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has evaluated the proposed new equipment for new utility poles within five designated areas of the City, and its potential impact to historical resources. The Department has

determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Equipment proposed for utility poles within undocumented potential historic districts will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights of way will prevent future as yet undocumented historic districts or structures from conveying significance.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Note: As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

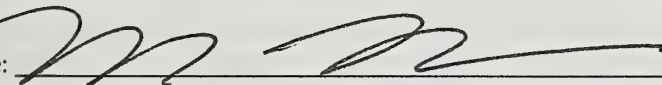
-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new equipment negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-15-08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd, Historic Resource Impact Review File

G:\DOCUMENTS\historic\Verizon Wireless CatEx.doc

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APR 29 2008

ENVIRONMENTAL EXEMPTION APPLICATION CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
OPERATIONS

Owner/Agent Information

Property Owner: YAI MINH LUKE Tel. No.: 415-920-1839
Address: 3647 23RD STREET Fax No.: 415-920-1840

Project Contact: YAKUIT ASKEY Tel. No.: 415-920-1839
Address: 2407 HARRISON STREET #2 Fax No.: 415-920-1840
SF, CA 94110 Email: YAKUIT@YA-STUDIO.COM

Site Information

Site Address(es): 3645 23RD STREET
Nearest Cross Street(s): FAIR OAKS
Assessor's Block(s)/Lot(s): 3647 / 032 Zoning District(s): RH3
Site Square Footage: 3,084 SQ. FT. Height/Bulk District(s): 40X
Present or Previous Use of the Site: LAUNDRY / RESIDENTIAL
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

- ☐ Addition ☐ Change of Use ☒ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: 2 FAMILY DWELLING
Estimated Construction Cost: 400,000
Previous Environmental Review: MIDDLE BROOK Case No.: 2006.1374E
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

DEMOLITION OF (E) SINGLE-STORY STRUCTURE, NEW CONSTRUCTION
OF 4-STORY - TWO-FAMILY STRUCTURE w/ 2-CAR
GARAGE

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

OCT 14 2008

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____ Date: 4/28/08
Agent or Owner

Print full name of applicant: YAKUBH ASKEW

(This space for staff use only)

Fees: ☐ \$ ✓ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(1) - Demolition and removal of a single-family residence
1(b) - New construction of a duplex or similar multi-family
residential structure totaling no more than six dwelling units.

SAN FRANCISCO
PLANNING DEPARTMENT

Case No. 2008.0496E

Viktorina Wise 10/9/08
Viktorina Wise

Revised 2/07/08



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 7, 2008
TO: Viktoriya Wise, Major Environmental Analysis
FROM: Sophie Middlebrook, Preservation Technical Specialist
RE: 3645 23rd Street, Case No. 2008.0496E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

In a Historic Resource Evaluation Response memo (HRER) dated May 16, 2007, the Planning Department determined that the existing structure located at 3645 23rd Street is not eligible for listing on the California Register of Historical Places, and is therefore not a historical resource.

The HRER notes:

...the subject building, one of two residential structures on the lot, appears to have been constructed in the late nineteenth century, sometime before 1886. The subject building is a wood frame, one story single-family dwelling. The house is generally rectangular in plan with a front-facing gable roof and two entrances facing 23rd Street[...]. Although the building's original form and massing appear to be intact, it does not appear that it is individually eligible for the California Register; in addition, although the subject building appears to be located within a potential historic district, the subject building does not appear to be a contributor to the potential historic district, and it does not appear that its loss would constitute a significant impact to the potential district.¹

The HRER identifies a potential historic district, and notes that while the subject property appears to be located within a potential historic district, the subject building is not a contributor to the potential historic district. The HRER states:

...the subject building appears to be located within a potential historic district. However, the character-defining buildings included in what may be a historic district are two-story residential buildings constructed in the Stick style; buildings of this style are clustered on Fair Oaks, while larger, three-story residential buildings, constructed at the turn of the century, are clustered at the east end of 23rd Street. The subject building is far smaller in scale than those buildings that are the primary contributors to the potential district. In addition, the building's primary use does not appear to have historically been that of a residential

¹ Historic Resource Response Memo, from Sophie Middlebrook to Debra Dwyer, May 17, 2007. HRER Memo is located in the docket associated with Case No. 2006.1374E, and is available upon request at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, 94103.

dwelling, but rather as a shed or a commercial unit with a small rear apartment. Therefore, the loss of the subject building would not appear to constitute a significant impact to the potential historic resource.²

The current proposed project includes the demolition of the existing single-family building on the subject property, and the construction of a new four-story, two-unit structure with two off-street parking spaces. Based on a review of the submitted plans, the proposed new structure appears to be compatible in size and scale with the surrounding neighborhood and the potential historic district.

The proposed project does not appear to constitute a significant negative impact to the potential historic district.

G:\DOCUMENTS\historic\3546 23rd Street Update Memo.doc

² Ibid.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 3645 23rd Street
Block: 3647 Lot: 032
Case No.: 2006.1374E
Date of Review: May 16, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Yakuh Askew, Architect, Inc.
Company:
Address: 2407 Harrison Street, Suite 2
San Francisco, CA 94110
Phone: (415) 920-1839
Fax: (415) 920-1840
Email: Yakuh@sofa-architecture.com

Owner

Name: Wai Ming Luke (aka Jason Luke)
Company:
Address: 3647 23rd Street
San Francisco, 94110
Phone: (415) 920-1839
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposed project includes horizontal and vertical additions to the existing 690 square foot single-family home, for a total of approximately 3,000 square feet and two residential dwelling units. Alterations to the subject building are extensive, and the project is considered a *de facto* demolition for the purposes of the Planning Department. According to information supplied by the County Assessor's Office, both 3645 23rd Street (the subject building), and the adjacent building to the west, 3647-9 23rd Street share the same Assessor's Block and Lot numbers. It appears that both buildings were constructed in the late nineteenth century.

Pre-Existing Historic Rating / Survey

According to information provided by the County Assessor's office, the existing structure was constructed in 1900; however, what appears to be the existing subject building is included on the 1886 Sanborn Fire Insurance Map. The Spring Valley water records indicate that water was turned on at the property on February 16, 1900.

Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located in Noe Valley, on 23rd Street, bounded by Fair Oaks Street to the west, Guerrero Street to the east, and 24th Street to the south. As the historic Sanborn Fire Insurance maps indicate, there are quite a few buildings in the surrounding neighborhood that were constructed in the late nineteenth century. It appears that the area is a potential historic district based on the coherence of the architectural style (predominantly two-story residential buildings constructed with applied ornament in the Stick style), and a period of significance that ranges from 1880-1895.

(Optional) See attached explanation of how the project meets standards.

- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

Please note that while the building does not appear to be a historical resource for the purposes of CEQA any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines. The proposed new construction appears to be consistent with the size and scale of the surrounding neighborhood and of the potential historic district.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject property is a contributor to the potential historic district, and the proposed project will not have an adverse effect on off-site historical resources. The proposed new construction appears to be compatible with the adjacent, on-site potential historic resource.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

7-2-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Thomas Wang/Neighborhood Planner







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0719E
Project Title: 2626 Larkin Street
Zoning: RH-3, 40-X
Block/Lot: 0069/011
Lot Size: 3,149 square feet
Project Sponsor: Dean Martelli, Walker and Moody Architects, (415) 351-4065
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 37-foot-tall, three-story-over-garage, two-unit residential building constructed in 1909, and the construction of a 40-foot-tall, five-story-over-garage, two-unit residential building. The existing building is approximately 4,177 square feet in size with one off-street parking space and one underground level, while the proposed building would be approximately 9,761 square feet in size with three off-street parking spaces and two underground levels. Since the project site slopes upward to the east, maximum excavation would range up to 32 feet in depth at the rear of the proposed first and second floor levels. The project site is located on the east side of Larkin Street between Chestnut and Lombard Streets in the Russian Hill neighborhood and within an RH-3 (Residential, House, Three-Family) zoning district and an 40-X height and bulk district.

EXEMPT STATUS:

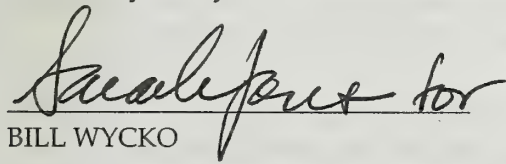
Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(l)(2) and 15303(b)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Acting Environmental Review Officer

October 10, 2008
Date

CC: Dean Martelli, Project Contact
David Lindsay, NW Quadrant
Supervisor Aaron Peskin

Bulletin Board
M.D.F.
Historical Preservation List

DOCUMENTS DEPT.

OCT 20 2008

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the building located on the project site is not an historical resource. As described in detail in the attached Historic Resource Evaluation Response (HRER) Memorandum, the 2626 Larkin Street property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. Staff determined that there appears to be no CEQA-significant archeological deposits present at the project site. Therefore, the proposed project would not adversely affect CEQA-significant archeological resources.

The 2626 Larkin Street building was constructed in 1909 during the reconstruction period after the 1906 Earthquake and Fire. Research has not revealed information indicating that any of its owners or occupants were associated with events that have made significant contributions to broad patterns of history (Criterion 1, Events). The subject building was home to a few notable people, including Alfred Ghirardelli, the grandson of Domingo Ghirardelli, who was the founder of the famous San Francisco chocolate company, and Laura Mattoon, an artist who found a niche in the plastic arts, possibly the Arts and Crafts tradition. However, Alfred Ghirardelli's association with the house is marginal both to his life and to the life of the building; he only rented the house for two years after he got married. As for Laura Mattoon, she lived in the house for over 10 years and owned it for more than 20 years, but research uncovered little information about her, suggesting that her prominence among artists was limited. Therefore, the project site does not appear eligible for listing under Criterion 2 (Persons).

The subject building was done in the Tudor Style which was a popular style at the time the building was constructed. However, the building does not represent an exceptional example of this particular style in the City or even on its block. While the Russian Hill neighborhood contains known and potential historic districts, due to the mixed character of the immediate area, in terms of style, craftsmanship, materials, and scale, Staff does not believe that the subject building is located within an eligible California Register District. The building does not appear individually eligible for the California Register under Criterion 3 (Architecture). Therefore, the building does not appear eligible for listing in the California Register as an individual resource, and does not appear to be located within a potential historic district. In addition, the proposed building would not have any adverse effect on any known off-site historic resources.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

¹ Memorandum from Aaron Starr, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, August 21, 2008.

The proposed project would involve the demolition of an existing 4,177-square-foot, three-story-over-garage, two-unit residential structure. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption of demolition for a duplex or similar multifamily residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would entail the construction of a 9,761-square-foot, five-story-over-garage, two-unit residential structure. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: 2626 Larkin Street
Block/Lot: 0069/011
Case No.: 2008.0719E
Date of Review: August 21, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing 2-story plus attic over garage, single family house and construct a 5-story over garage single-family house.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was developed by Edwin Towne Hoffman in 1909 during the reconstruction period after the 1906 Earthquake and Fire. The building is not listed on any survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Larkin Street between Chestnut and Lombard Streets in the City's Russian Hill neighborhood. Several historic properties have been identified in the Russian Hill neighborhood; however none are in the immediate vicinity of the subject property. The subject building is not within a known historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criteria B. The subject building was home to a few notable people, including Alfred Ghirardelli, the grandson of Domingo Ghirardelli who was the founder of the famous San Francisco chocolate company, and Laura Mattoon, an artist who found a niche in the plastic arts, possible the Arts and Crafts tradition. However Alfred Ghirardelli's associating with the house is marginal both to his life and to the life of the building; he only rented the house for two years after he got married. Laura Mattoon lived in the house for over 10 years and owned it for more than 20 years. However, research uncovered little information about her, suggesting that her prominence among artists- women or otherwise- was limited. Therefore, 2626 Larkin Street does not appear eligible for the California Register under criteria B.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C (Architecture) individually or as a contributor. The subject building is done in the Tudor Style which was a popular style at the time the building was constructed. However, the building does not represent an exceptional example if this particular style in the City or even on this block. A more notable example is located across the street at 2627-2629 Larkin Street. While the Russian Hill Neighborhood contains known and potential historic districts, due to the mixed character of the immediate area, in terms of style, craftsmanship, materials and scale, Staff does not believe that the subject building is located within an eligible California Register District.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The building does not meet any of the 4 eligibility criteria for the California Register; issues of integrity do not apply.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

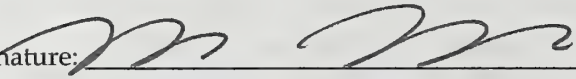
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed building will not have any adverse effect on any known off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 8.26.08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\251 - 32nd Avenue.doc



2626 Larkin Street, façade. Carey & Co., Inc., February 21, 2008.



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ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Owner/Agent Information

Property Owner: CFRI/Urban 901 Market LLC

Tel. No.: 415 814 8088

Address: 364 Bush Street
San Francisco, CA 94104

Fax No.: 415 814 8088

Project Contact: Jim M. Abrams, Gibson Dunn

Tel. No.: 415 393 8370

Address: One Montgomery Street Suite 3100
San Francisco, CA 94104

Fax No.: 415 986 5309

Email: j.abrams@gibsondunn.com

Site Information

Site Address(es): 901 Market Street

Nearest Cross Street(s): Market and 5th Streets

Assessor's Block(s)/Lot(s): 3704 / Lot 1

Zoning District(s) C-3-R

Site Square Footage: 28,875

Height/Bulk District(s): 120-X

Present or Previous Use of the Site: Retail / office mixed use

Does the project site have an average slope greater than 20 percent? No

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Yes, 901 Market is a Category I building

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application. - See HRE prepared by Page and Turnbull (attached)

DOCUMENTS DEPT.

Project Description

Please Check All That Apply:

- | | | | |
|--|--|---|--|
| ☐ Addition | ☐ Change of Use | ☐ New Construction | ☐ Lot Split/Subdivision |
| ☒ Alteration | ☐ Demolition | ☐ Zoning Change | ☐ Other |

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Please Describe Proposed Use: No change

Estimated Construction Cost: \$1M

Previous Environmental Review: _____ Case No.: _____

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See attachment

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbscuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____

Date: 7/21/08

Agent or Owner

Print full name of applicant: Jim M. Abrams, esq.

(This space for staff use only)

Fees: ☒ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO PLANNING DEPARTMENT
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL IMPACT STATEMENT

CLASS 100 Exist Facilities: Interior
exterior alterations.

Brett M. Bolley
Approved Planning Dept. Brett Bolley



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 901 Market Street
Block/Lot: 3704/001
Case No.: 2008.0869E
Date of Review: October 10, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal includes alterations at the ground-floor commercial level to remove the storefront systems that were installed during a 1980s Rehabilitation Tax Credit Project and install new systems. The undertaking also includes a signage package for future retail tenants.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is listed on the National Register of Historic Places; is listed the California Register of Historic Resources; and is a Category I Building within the Kearny-Market-Mason-Sutter (KMMS) Article 11 Conservation district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the corner of Market and 5th Streets within the KMMS Conservation District. The immediate area possesses a high number of finely detailed mixed-use office and commercial buildings constructed during the reconstruction period of San Francisco after the 1906 Conflagration.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or

☐ Yes ☒ No ☐ Unable to determine

Persons: or

☐ Yes ☒ No ☐ Unable to determine

Architecture: or

☒ Yes ☐ No ☐ Unable to determine

Information Potential:

☐ Further investigation recommended.

District or Context:

☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1912

Notes: Architecture: Staff concurs with the National Register of Historic Places Inventory Nomination Form, dated June 30, 1986 and prepared by H. Bill Sugaya and Bruce Judd, that the subject building meets the Architecture Criterion to be eligible for the National Register. Of note, any resource that is found to be eligible for the National Register is automatically considered eligible for the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Overall, the subject building possesses a high level of historic integrity. Changes to the exterior over time have been relatively minor and some restorative work was executed during a Rehabilitation Tax Credit Project in the 1980s that has improved the integrity of the subject building.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

The proposed project meets the following *Standards*:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All materials proposed for removal are not historic and were part of the 1980s Rehabilitation Tax Credit Project. The Hale Brothers Department the ground-floor had three entrances; one on Market Street and two entrances along 5th Street. Staff believes that while the proposal includes subdividing the ground-floor space into smaller retail spaces that will require additional entrances at the ground-floor level, the proposal respects and overall character of the subject building by creating contemporary systems that allow the ground-floor to still convey the ground-floor as a glass base that appears to be virtually free of structural supports.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

As stated under Standard 2, the proposal respects and overall character of the subject building by creating contemporary systems that allow the ground-floor to still convey the ground-floor as a glass base that appears to be virtually free of structural supports

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project sponsor proposes a storefront system that matches in profile and dimensions the historic storefront system with several minor modification; large expanses of glass located within main display area will be butt-glazed with a silicone joint; the transom area will contain a compatible yet revised muntin pattern to be based on the recommendation of Page & Turnbull (See Page & Turnbull Memorandum dated July 18, 2008). Mechanical louvers will be set within a frame and behind an architecturally finished grille above the transom area. The historic cast iron entry surrounds shall be glazed as storefront display areas.

According to the National Register nomination form and the archived historic architectural plans, the original storefront system consisted of large expanses of glass that sat upon a narrow bulkhead no more than 9-inches in height. A leaded glass transom five-feet in height was located above the main storefront display area. This transom area was removed and stuccoed sometime between 1944 and 1960. Planning Department staff and Page & Turnbull were unable to locate any historic photographs that depicted the historic built conditions of the transom area. The historic architectural plans show the transom area and operable louvers for ventilation, but do not illustrate a muntin pattern or glazing type. While it was customary for this area to be glazed with prism glass, based on a Page & Turnbull analysis of the conditions of the transom area and the historic architectural drawings, the Project Sponsor proposes a muntin pattern with clear glass and larger panes than traditional prism glass to allow for more transparency and light into the interior retail spaces. Staff concurs with the Page & Turnbull analysis (See Page & Turnbull Memorandum dated July 18, 2008) and believes that the proposed storefront system and transom area are consistent with the Secretary of the Interior's Standards; the proposed system is similar with the overall proportions and dimensions of the historic storefront system; is based what is known from the existing documented evidence; and is contemporary in design without creating a false sense of history

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed storefront system is compatible, yet contemporary in design, and matches the overall profile and proportions of the historic storefront system without creating a false sense of history.

The project also includes a standardized signage package for the subject building. The package includes two Type C Banner signs on each elevation located on the flat end pilasters between the third- and fifth-floors; and one flat panel illuminated sign for each tenant above their primary entrance. The banner signs located on the upper floors will be installed in a manner that avoids damage to the exterior of the subject building and all attachments, if applicable, will be installed through mortar joints to preserve historic fabric. The business signs at the ground-floor will be attached to the non-historic storefront system and will be located in an area that respects the architectural character of the building and will not obscure any historic fabric.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

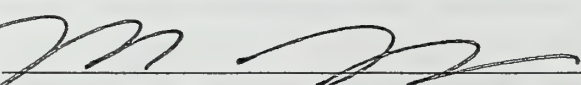
The character-defining features of the subject property include all exterior elevations, including rooflines, visible from the public-rights-of-way.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans it is the determination of staff that the project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent historic structures. In sum, staff believes that the project will not adversely impact any adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10-14-08

Historic Resource Evaluation Response
October 10, 2008

CASE NO. 2008.0869E
901 Market Street

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Market_901_2008.0869E.doc



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: October 16, 2008
Case No.: 2008.0980E
Project Title: Special Height Exception: Additional 5 Feet Height for Ground-Floor Uses in Neighborhood Commercial Districts
Zoning: NC (Neighborhood Commercial) Use Districts
Various Height and Bulk Districts
Block/Lot: Various
Lot Size: Various
Project Sponsor: Supervisor Gerardo Sandoval - (415) 554-6975
Staff Contact: Andrea Contreras - (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project is a Board of Supervisors-proposed ordinance (Board File No. 081288) that would amend San Francisco Planning Code Section 263.20 (Special Height Exception: Additional 5 Feet Height For Ground Floor Uses in NCT 40-X and 50-X Height and Bulk Districts) to provide for a special height exception of up to 5 feet for certain ground-floor uses in Neighborhood Commercial Districts (NCDs), thereby amending the following Planning Code sections: 703.1, Building Standards; 710.1, NC-1 Neighborhood

(Continued on reverse side)

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 16, 2008
Date

Monnie R. Lunnell for
BILL WYCKO
Acting Environmental Review Officer

cc: Supervisor Gerardo Sandoval, District 11
AnMarie Rodgers, Legislative Affairs
Historic Preservation Distribution List

Virna Byrd, M.D.F.
Distribution List

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PROJECT DESCRIPTION (continued):

Commercial Cluster District; 711.1, NC-2 Small-Scale Neighborhood Commercial District; 712.1, NC-3 Moderate-Scale Neighborhood Commercial District; 713.1, NC-S Neighborhood Commercial Shopping Center District; 715.1, Castro Street Neighborhood Commercial District; 716.1, Inner Clement Street Neighborhood Commercial District; 717.1, Outer Clement Street Neighborhood Commercial District; 718.1, Upper Fillmore Neighborhood Commercial District; 719.1, Haight Street Neighborhood Commercial District; 720.1, Hayes-Gough Neighborhood Commercial Transit District; 721.1, Upper Market Street Neighborhood Commercial District; 723.1, Polk Street Neighborhood Commercial District; 724.1, Sacramento Street Neighborhood Commercial District; 725.1, Union Street Neighborhood Commercial District; 726.1, Valencia Street Neighborhood Commercial District; 727.1, 24th Street-Mission Neighborhood Commercial District; 728.1, 24th Street-Noe Valley Neighborhood Commercial District; 729.1, West Portal Avenue Neighborhood Commercial District; 730.1, Inner Sunset Neighborhood Commercial District; 731.1, NCT-3 Moderate Scale Neighborhood Commercial Transit District; and 732.1, Pacific Avenue Neighborhood Commercial District.

The legislation would not reclassify height limits, but rather would provide for exceptions to existing height limits under specific circumstances for the purposes of encouraging pedestrian, retail, and ground-floor residential experience. To qualify for this proposed exception, a ground-floor commercial space or other active use must have clear ceiling height in excess of 10 feet from sidewalk grade, a ground-floor residential use must be raised up from sidewalk level, and the ground-floor active use must be oriented along a street wider than 40 feet. Except in NCT (Neighborhood Commercial Transit) Districts, the 5-foot maximum special height exception in the NCDs would be applicable only to projects where the project sponsor could conclusively demonstrate that the project would not shadow any public open spaces. The existing limitations of Section 263.20 regarding the definition of active use, as defined in Planning Code Section 145.1(e), would also apply to NCDs.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Land Use

The proposed legislation is intended to encourage and increase active, ground-floor retail and residential uses in NCDs. Over the years, as the Planning Department has been promoting "mixed-use development" and "infill housing," there have been an increasing number of complaints about the quality of the design of mixed-use projects with five or fewer floors. In particular, most of the Department's guidelines and development rules promote ground-floor retail to inspire a lively, interesting, and inviting pedestrian experience. Such spaces can be provided more effectively in a commercial space with a ceiling height greater than 10 feet. However, given the 40-foot and 50-foot height limits commonplace in most NCDs, the height regulations currently in place are detrimental to the creation of such active street level uses, or result in a tradeoff between the quality of retail space and the number of housing units developed on a site.

The proposed legislation would not change the types of land uses that would be permitted in the NCDs (i.e., commercial and residential), nor does it propose any specific development. In addition, it would not result in an increase in intensity of development, given that the maximum height of 5 feet would not result in an increase in floor area ratio. Rather, it would create a special height exception for certain types of projects in certain areas within NCDs. Land uses in the NCDs are predominantly ground-floor retail with neighborhood-serving uses, below residential uses in most cases. However, each NCD has a variation of these controls and differs in height limit and density.

The proposed legislation would not change the types of land uses that would be permitted in the NCDs, nor does it propose any specific development. Rather, it would allow, for qualifying projects and locations, additions and new construction that would result in buildings with heights between 1 and 5 feet greater than what is currently allowed. The precise location and extent of actual changes in physical development that would occur as a result of this legislation are unknown. On individual sites within the affected areas, buildings would likely be constructed to maximize investment of increased height allowances. Typical building heights along many corridors in the NCDs therefore have the potential to incrementally increase, as development occurs subsequent to adoption of the proposed legislation. However, the increase in allowable height would be minor and would occur within a highly developed urban environment. The potential changes to neighborhood character would thus not be significant. In addition, the project would not physically disrupt or divide an established community or conflict with any land use plan, policy, or regulation that has been adopted for the purpose of avoiding or mitigating an environmental effect.

For the above reasons, the proposed project could not result in a significant effect on land use.

Visual Quality and Urban Design

The visual setting of the City's NCDs is varied, reflecting the unique visual characteristics of each district's natural and built elements. Height limits in NCDs range from 26 feet in the West Portal Avenue NCD to 130 feet in some areas of the Polk Street NCD. In general, the height and bulk districts within NCDs allow for ground-floor, neighborhood-serving retail below residential uses. The proposed legislation would increase maximum permitted building heights along selected streets in NCDs to correspond with an enhanced pedestrian, residential, and retail experience. The proposed height exception would be minor, between 1 and 5 feet, and would occur within a highly developed urban environment. Thus, the legislation would have correspondingly minor visual impacts. With the minimal amount of height increase and the dense urban character of development within and surrounding the NCDs, this minor increase in height would not be likely to result in a substantial, demonstrable negative aesthetic effect or obstruction or degradation of scenic views or vistas now observed from public areas.

In reviewing visual quality and urban design under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find a given development project attractive does not mean that it creates a significant aesthetic environmental impact; projects must be judged in the context of the existing conditions. For the proposed height exception, the context is urban right-of-way that is already developed. Given the context and the minor allowable increase of between 1 and 5 feet, the proposed height exception is thus consistent with the existing, developed environment. The aesthetics of these structures proposed would be similar to other structures in public rights-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance"

exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. The visual effects of this legislation would not be unusual and would not create adverse aesthetic impacts on the environment.

In addition, the increased height allowed by the proposed legislation would not directly or indirectly contribute to the generation of any obtrusive light or glare. For all the above reasons, proposed legislation would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

The proposed special height exception could result in increased building heights within known historical districts and affecting known historical resources. The allowable increase in height, however, would be minor (between 1 and 5 feet) and in and of itself would not result in a material impairment to a historic district or historic building. Projects taking advantage of the height exception could involve the re-use and remodeling of existing historical buildings, but such a minor height increase could be accomplished maintaining the general scale, design, and materials of the historical resources, thereby maintaining their historic context. Any development proposal taking advantage of the height exception would be subject to further review for a determination of whether the project would result in potential impacts to the environment, including historic resources. The proposed legislation therefore would not result in a significant effect on historical resources.

Shadow

As stated in the legislation, the height exception would only be allowable in cases where the project sponsor could conclusively demonstrate that the project would not shadow any public open spaces. For this reason, the proposed legislation would not result in a significant impact with regard to shadow.

Light and Air

The proposed special height exception of between 1 and 5 feet would result in development that would potentially change or reduce that amount of light and air available to adjacent buildings. Any such changes could be undesirable for those individuals affected. Given the minor increase in height that would be permitted, it is anticipated that any changes in light and air would also be minor and would not affect a substantial number of people. Thus, the potential impact of the proposed legislation on light and air would not be significant.

Wind

The proposed legislation would allow minor increases in height, from between 1 and 5 feet, for qualifying projects in NCDs. The maximum resulting building height would thus be 55 feet. In general, buildings of this height would not result in wind speeds that would cause new exceedances (violations) of the hazard criterion of 26 mph for a single hour of the year as established in the Planning Code Section 148. For this reason, the proposed legislation would not result in a significant impact with regard to wind.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 16, 2008 to potentially interested parties. Some members of the public expressed concern about the proposed legislation as it relates view disturbance, effects on light and air to residences, potential for change in scale and character of existing neighborhood commercial districts, and impacts to historic resources. These topics are addressed above. Other commentors stated opposition to or support for the proposed legislation. Comments regarding the merits of the project are not relevant for the environmental review, but may be taken into account by decision-makers in their consideration of whether to approve the legislation.

Exempt Status

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1259E
Project Title: 1500 Page Street
Zoning: RM-1 (Residential Mixed, Apartments and Houses, Low Density)
40-X Height and Bulk District
Block/Lot: 1223/004
Lot Size: 5,400 square feet (sq. ft.)
Project Sponsor: Nader Shabahangi, AgeSong Senior Communities
(415) 431-8143
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

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415.558.6377

PROJECT DESCRIPTION:

The project site is located on the northwest corner of the intersection of Page Street and Masonic Avenue in a mixed commercial and residential area of San Francisco's Haight Ashbury neighborhood. The project proposes to rehabilitate the currently vacant masonry building for use as a permanent supportive housing facility, and establish the 1500 Page Street Special Use District through *Planning Code* text and map changes. Prior to being vacant for the past year, the building operated for thirty years as a

[Continued on the next page.]

EXEMPT STATUS:

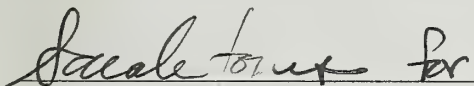
Categorical Exemption, Class 1 and 31 [State CEQA Guidelines Section 15301(e) and 15331)]

REMARKS:

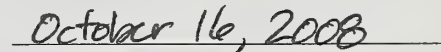
Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer


Date

cc: Kenneth Jones, Project Sponsor
S. Perdue & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant, Planning Dept.
Ross Mirkarimi, District 5, Board of Supervisors

V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

DOCUMENTS DEPT.

OCT 21 2008

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

residential care facility. The existing three-story-over-basement building is approximately 14,900 sq. ft. and 40 feet in height. The proposed project would replace the existing structural wood framing with concrete and steel construction throughout the building; create a rooftop addition set back from the building's south and east facades; install an elevator bulkhead at the roof; install a railing at the roof parapet; create new window and door openings at the ground floor level of the north façade; replace the front entry steps; install a new two-story entry canopy and metal gate within the side setback at the north side of the property; and construct an open-air stair tower at the rear (west) façade. The resulting structure would be approximately 18,400 sq. ft. and 51 feet in height with no additional parking. Project approvals include a Conditional Use permit for a Special Use District and a Zoning Map Amendment and *Planning Code* Text Amendment for a height reclassification from a 40-X Height and Bulk District to 55-X.

REMARKS*Building Height:*

The parcel is currently located within a 40-X Height and Bulk district. The proposed rooftop addition would result in a building height of 51 feet. As part of the project, a height reclassification is being proposed to increase the height limit from 40 feet to 55 feet. The reclassification would require recommendation for approval by the Planning Commission and adoption by the Board of Supervisors pursuant to *Planning Code* Sections 302 and 306 (Amendments to the *Planning Code*). Adoption of the reclassification as proposed would result in rezoning of the project site from a 40-X Height and Bulk District to a 55-X Height and Bulk District. Should the Board adopt the proposed reclassification, the proposed 51-foot building height would conform to the new height and bulk limit on the site.

The height and scale of the proposed vertical addition has been considered to ensure compatibility with existing surrounding uses and that the proposed development would not have a substantial adverse impact on the existing character of the vicinity in terms of use, scale, and height. Although changes in zoning would result from the reclassification, these changes would not result in a significant adverse impact due to development of the project site. The additional 11 feet in height would not create significant environmental effects, particularly with regard to wind, shadow, and visual resources. Since there would be no potential for significant environmental effects, a Class 1 and 31 categorical exemption can be issued for the project even if it does not conform to the current height limit.

Shadow:

As prescribed by Proposition K, *Planning Code* Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department and requires that proposed structures exceeding 40 feet in height perform a shadow fan analysis to determine whether a potential project would result in additional shading of public parks outside the first hour after sunrise and/or the last hour before sunset. The proposed project, at a height of 51 feet, is subject to Section 295, and a shadow fan analysis was completed for the proposed project.

The City park nearest the proposed project site is the Panhandle portion of Golden Gate Park, one block to the north at Oak Street. The shadow fan analysis determined that the proposed development would

not cast new shade on any public areas subject to Section 295, including Golden Gate Park.¹ Any net new shading that would result from the proposed development would be limited in scope and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. Therefore, shadowing from the proposed development would not result in a significant adverse impact on the environment.

Wind:

A project is considered to have a potentially significant wind impact if an individual building would have exposure, orientation or massing that would exceed the hazard criterion of 26 mph for a single hour of the year as established in the *Planning Code* Section 148. A project that would exceed the comfort criteria of 11 mph (pedestrian) or 7 mph (seating), but not the wind hazard criterion, would not be considered to have a significant impact. The proposed project at a height of approximately 51 feet above the street (about 11 feet taller than the height of the existing building) would not be substantially taller or more massive than the other buildings in the immediate vicinity. No adverse effects on the wind environment could result from the development of the proposed 1500 Page Street project or the proposed height reclassification.

Visual Resources:

Visual effects of the proposed project are not substantial, as the existing building at 1500 Page Street would be retained and the rooftop additions would be set back 12 feet from the primary facade along Masonic Avenue and 16 feet from the secondary facade along Page Street. Thus, the proposed project would not result in a noticeable visual change to the site and its immediate vicinity.

Historical Resources:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 1500 Page Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated March 17, 2008, the Planning Department determined that the subject property is an historical resource. The March 2008 HRER serves as the source for the following historical resources discussion. The subject property appears to be eligible for listing on the California Register of Historic Places as a contributor to a potential historic district, specifically the North Buena Vista historic district. In addition, the existing building at 1500 Page Street is listed in the Buena Vista informational survey, the City 1976 Architectural Survey, and the Un-reinforced Masonry Building Survey of 1990.²

The potential North Buena Vista historic district is roughly bounded by McAllister and Haight Street to the north and south, and Lyon and Masonic Streets to the east and west. The potential district's significance is derived from its representation of the first wave of residential development and westward urban expansion following the construction of the Haight Street cable car in the 1880s. Architecturally, the potential district contains a group of buildings retaining high levels of integrity that reflect Shingle/First Bay, Queen Anne, and Edwardian styles of the late 19th century and early 20th century.

¹ Shadow Fan Analysis findings by the San Francisco Planning Department, April 23, 2008. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2007.1259E.

² These surveys are on file in the Planning Department's Preservation Library.

The subject building, originally constructed as Scobie Hospital in 1903, is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. As an early institutional building located at a prominent corner site, the building has served as a significant social and architectural anchor within the potential historic district. It retains all of its character-defining features and does not appear to have been altered during its lifetime. Likewise, the structure has retained its use as a medical and residential institution over the past century, having been documented as "Trinity Hospital", "Park Sanitarium", a boarding house, and a residential care facility in historical and contemporary Sanborn maps.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 1500 Page Street to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards) or if any proposed modification would materially impair the resource.

The Planning Department has determined that the proposed project is consistent with the Secretary's Standards. Specifically, the proposal complies with the following treatment standards for rehabilitation:

Standard No. 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard No. 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard No. 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard No. 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed use of supportive housing for a special needs population is in keeping with the original hospital use and would result in minimal changes to the historic setting. There would be no removal or significant alteration of any characteristic architectural features. The proposed rooftop addition would be minimally visible from the public view, thereby ensuring that the character of the building is not impaired. The addition would also be composed of the appropriate materials such that the resulting structure would be appropriately differentiated from the heavy masonry of the historic building.

The proposed open-air stair tower at the rear (west) façade would be minimally visible from the public view due to its design and location at the secondary façade and significant setbacks from the primary facades. It would not obstruct or remove any significant architectural features, would be differentiated from the historic building through the use of materials, and would not detract from the building's character. The proposed rooftop elevator bulkhead and railings would be set back and minimally visible from the street. Also, the railings would not exceed the height of the existing parapet walls at the secondary facades. The new canopy structure would relate to the proportions of the historic façade and would be adequately differentiated from the historic building. Because the side setback area does not appear to have had a historically significant use, the new use of the setback as a courtyard and entrance space would not alter a character-defining feature of the site. Due to the historic differentiation of the new additions, they may be removed in the future without any damage to the form and integrity of the historic building. Due to the above described elements, the proposed project is consistent with the relevant Secretary's Standards.

Parking:

The subject property currently provides no off-street parking as an existing non-conforming condition. Section 151 of the *Planning Code* does not require the provision of off-street parking spaces for residential care facilities outside of RH-1 and RH-2 Use Districts. The proposed project does not propose any new off-street parking spaces and is in conformance with Section 151. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy³. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Conclusion:

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no

³ San Francisco. Transit First Policy. Accessed online December 04, 2007 at: www.sfmta.com/cms/bcomm/3179.html

expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure or 10,000 sq. ft. if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 3,500 sq. ft. to an existing 14,900 sq. ft. residential care facility in an urban location well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary's Standards. The proposed project would meet the Secretary's Standards for rehabilitation and therefore be exempt under Class 31. Although the current Height and Bulk district is 40-X, a Class 1 and 31 categorical exemption can be issued for a project that does not conform to the height limit. Moreover, the proposed height limit increase would not have the potential to result in a significant environmental effect.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 1500 Page Street
Block/Lot: 1223/004
Case No.: 2007.1259E
Date of Review: March 17, 2008
Planning Dept. Reviewer: Shelley Perdue
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PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposed project is to rehabilitate the existing masonry building for use as a permanent supportive housing facility. The work includes replacing the existing structural wood framing with Type 2 construction – a combination of concrete and steel; constructing a 5th floor rooftop addition to be set back approximately 16' from the plane of the south façade and approximately 12' from the plane of the east façade and to extend approximately 8' above the existing parapet; installing an elevator bulkhead at the roof; installing a railing at the roof parapet; creating new window and door openings at the ground floor level of the secondary north façade; replacing the front entry steps; installing a new two-story entry canopy and metal gate within the side setback at the north side of the property; and, constructing an open-air stair tower at the rear (west) façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed on the Buena Vista survey; the City 1976 Architectural Survey with a rating of "0"; and the Un-reinforced Masonry Building Survey of 1990 with a rating of "1" High Priority. The property is not included on the National or California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located at the southwest corner of the intersection of Oak Street and Masonic Avenue. The area is characterized by small-scale homes and flats, most of which were constructed in the late 19th and early 20th century. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. In 1989, the time of the Buena Vista survey, it was estimated that 95% of the buildings constructed between 1880-1899 were extant. Furthermore, the neighborhood contains many building that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☐ No	☒ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1880-1910

Notes: The building at 1500 Page, originally constructed as Scobie Hospital, appears to be eligible for the California Register under Criterion 1 and 3 as a contributor to a historic district located in the North Buena Vista neighborhood. The district, roughly bound by McAllister and Haight Street to the north and south, and Lyon and Masonic Streets to the east and west, is significant as representing the first wave a residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries. This district consists of Shingle/First Bay, Queen Anne, and Edwardian style buildings. The buildings in the area display a consistent pattern of styles, forms, footprints, and fenestration. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the potential historic district.

The subject building is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. The building is clad with cast stone at the raised basement level and yellow brick at the floors above. At the first floor, the brick is laid in a rusticated pattern and delineated by a molded string course. The building retains its original one-over-one, double-hung wood-framed windows, which are crowned by bracketed lintels at the second floor. The building is capped by a denticulated wood cornice. The corner-lot building has two primary facades with an open corner entry framed by engaged brick pilasters and a single wood column with Ionic capitals. The entrance steps land on Page Street and are marked by an ornate wrought iron railing. At the Page Street façade (south) the regular rhythm of the bays is interrupted by a two-story height, arched window spanning the second and third floor levels.

A photograph from the journal, *Architect and Engineer*, dated May 1908 identifies the building as the Scobie Hospital, designed by architect T. Paterson Ross and engineer A. W. Burgren. Ross was a well known local architect practicing in the Bay Area from 1890-1922, so designed many residences in the Pacific Heights neighborhood. Later, the 1913-15 Sanborn map identifies the building as "Trinity Hospital." By 1950, the Sanborn's indicate that the hospital building had been renamed the "Park Sanitarium." In 1964, the building permit application indicates that the building was converted to a boarding house, and by 1990 the building was in use as a residential care facility.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject property retains all of its character-defining features and does not appear to have been altered during its lifetime

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed supportive housing use is in keeping with the nature of the original hospital use and will require minimal changes to the historic fabric.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building. The historic entry steps will be replaced to correct the non-compliant slope of the rise; however, the new steps will match the existing in terms of shape, details, and material. Also, the openings to be altered at the ground floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows will not be removed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed rooftop addition, the proposed rooftop addition will be minimally visible over the primary facades from the public rights-of-way due to the significant setbacks at the south and east elevations, ensuring that the characteristic scale and massing of the building are not disrupted. Also, the addition will be composed of light metal framing with large glass panels, resulting in a light and translucent structure that is appropriately differentiated from the heavy masonry of the historic building. Furthermore, the minimal detailing of the new structure will be subordinate to the restrained decoration of the historic building, and the spacing of the bays will relate to the uniform rhythm of the bays below.

Regarding the proposed open-air stair tower at the rear (west) façade, the structure will not obstruct or remove any significant architectural features; will be differentiated from the historic building through the use materials; and will not detract from the characteristic scale, massing, and proportions of the historic building due to its location at the secondary façade, the significant setbacks from both the north and south elevation, and the open-air design.

Regarding the proposed elevator bulkhead and railings, the bulkhead will be set back towards the northwest corner of the building and will be minimally visible from the street. Also, the railings will not exceed the height of the existing parapet walls at the secondary facades and will be minimally visible from the street.

Regarding the introduction of a new two-story entry canopy and metal gate within the side setback at the north side of the property, the canopy structure will relate well to the proportions of the historic façade by aligning with the historic second-story stringcourse and will be adequately differentiated from the historic building through the use of contemporary materials and design. Also, the side

setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space will not alter a character-defining feature of the site.

10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

All proposed additions may be removed in the future without any damage to the form and integrity of the historic building.

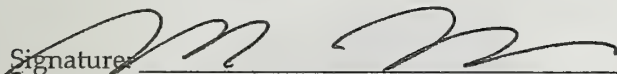
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

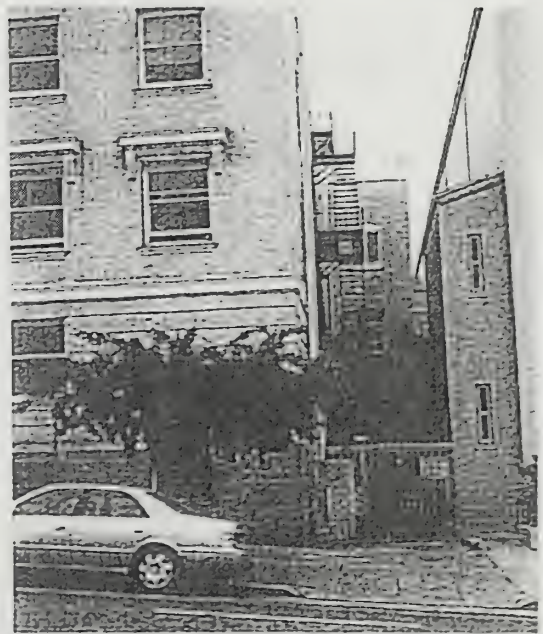
Signature: 

Mark Luellen, Preservation Coordinator

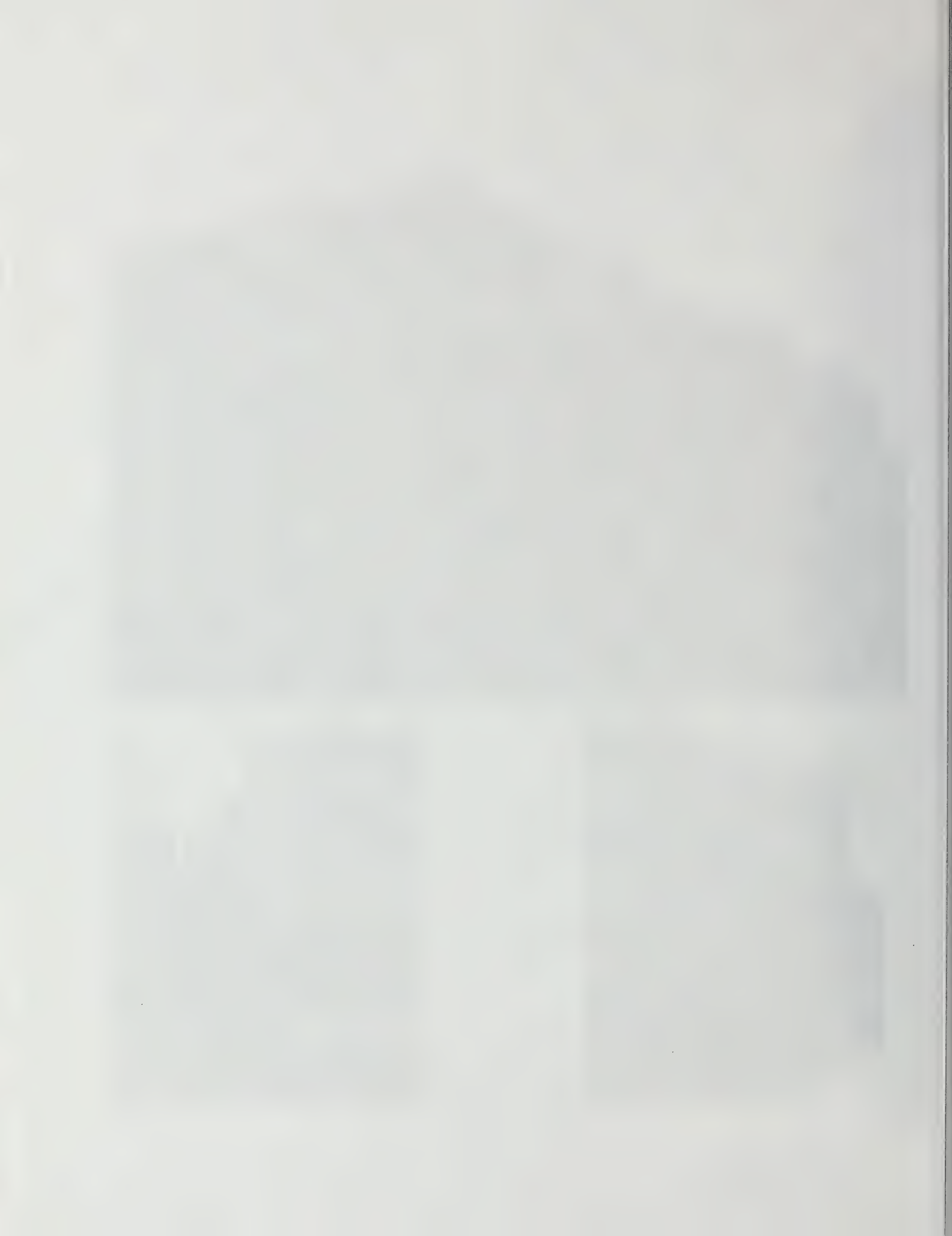
Date: 3-14-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

TF: G:\DOCUMENTS\HRER\2007.1259E_1500 Page Street.doc



1500 Page Street
Case No.: 2007.1259E





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0239E
Project Title: 1801 Green Street (Golden Gate Valley Branch Library)
Zoning: P (Public)
40-X Height and Bulk District
Block/Lot: 0554/001
Lot Size: 6,233 square feet
Project Sponsor: Mindy Linetzky, Branch Library Improvement Program
(415) 557-4354
Staff Contact: Shelley Perdue – (415) 558-6625
shelley.perdue@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by Green Street to the north, Octavia Street to the east, Laguna Street to the west, and Vallejo Street to the south in the southeast corner of the Marina neighborhood. The proposed project includes a partial seismic upgrade, an accessibility upgrade, and life safety upgrades to the historic Golden Gate Valley Branch Library. The project would be designed to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 31 [State CEQA Guidelines Section 15331]

DOCUMENTS DEPT.

REMARKS:

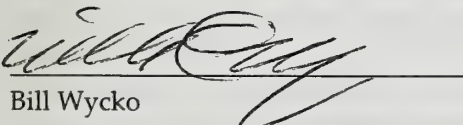
Please see next page.

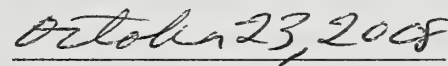
OCT 28 2008

SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Mindy Linetzky, Project Sponsor
Brett Bollinger, MEA Division
David Lindsay, Neighborhood Planning Division
Shelley Perdue, Preservation Planner

Supervisor Michela Alioto-Pier, District 10
Virna Byrd, M.D.F. and Bulletin Board
Historic Preservation Distribution List
Lena Ch'en, BLIP Program Manager

PROJECT DESCRIPTION (continued):

Exterior work at the building would include: construction of a 390-square-foot addition in the side (west) courtyard to house a new elevator; removal of two stairs and railings, two rear entry doors, and three windows at the west walls to accommodate the new addition; replacement of portions of the existing brick courtyard wall and the south wall as required; removal of the existing chimney; removal of existing skylights at the rear of the building; restoration of the existing terra cotta façade; replacement of the existing double-leaf gate to the courtyard with an accessible gate; reconstruction of one terra cotta pier at the side courtyard; in-kind replacement of the windows; removal and re-installation of the tile roof to allow for structural work and new plywood sheathing; and the addition of solar panels on the south slope of the roof. The elevator addition would be clad in glass and metal panels. The panels would be finished in a champagne color overall with a darker tone used at the intersection of the addition with the historic library. The new gate would replicate the existing gate as closely as possible in details and finish while allowing for one wider gate leaf. The windows would be replaced with new insulated-glass windows to improve energy conservation. The details, finish, size, and material of the new windows would match the historic windows. The solar panels would be installed at the rear slope of the roof and would be minimally visible from the public right-of-way.

Interior work would include: the seismic upgrade, new toilets, accessibility upgrades, reorganization of the support spaces, and life safety upgrades. Two moment frames would be added to the interior to provide lateral bracing for the main room. The frames would for the most part be hidden in the wall framing, but they would require the creation of four 3-inch-deep pilasters finished with materials to match the surrounding finishes. New openings would be created in the main space to connect the new elevator and stair at the west wall with the library. The openings would be designed to match existing openings in terms of details and would be incorporated into the approximately 8-foot-tall casework band that wraps the main reading room. The non-historic fluorescent lighting would also be replaced with more historically appropriate lighting.

REMARKS:*Historical Resources*

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 1801 Greet Street (Golden Gate Valley Branch Library) is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated October 17, 2008 the Planning Department determined that the subject property is an historical resource. The October 2008 HRER serves as the source for the following historical resources discussion. The subject property appears to be eligible for listing on the California Register of Historic Places (California Register).¹

The Golden Gate Valley Branch Library building was designed by Ernest Coxhead and constructed in 1918 in the Beaux Arts style. The building is sited on a small corner lot and resembles a Roman basilica in form with a long narrow rectangle and curved apse at one end and a low red-tiled, hipped roof. It is a

¹ Memorandum from Shelley Perdue, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 1801 Green Street, October 17, 2008. A copy of this memorandum is attached.

one-story-over-basement structure finished with white matte-glazed terra cotta and brick. A small courtyard is located at the west end of the building and is accessible through the building or through a gate at the sidewalk. The main façade is divided into seven bays, each marked by wide fluted pilasters rising from the plinth to the roofline cornice and frieze. The central bay contains the main entrance, which is marked by a shallow bracketed portico. Above the entrance is a recessed arched window. The window shape is repeated in two bays on each side of the entrance, while the end bays are differentiated as vaulted niches. The apse façade consists of three bays divided by pilasters and containing windows identical to those on the main façade. All windows are deeply recessed and are divided vertically into three sections with the side sections divided horizontally at the spring of the arch.

The building is profusely ornamented. It is topped by a shallow cornice and frieze. The window sills form a wide belt cornice, interrupted by the pilasters, which continue to cap the walls enclosing the yard at each end of the building. Beneath the windows and between the pilasters is unornamented terra cotta in an ashlar pattern.

The building is entered through a small paneled vestibule leading into the middle of the large main reading room, which occupies nearly the entire floor space. The room has a high, ornate plaster ceiling and is lined with perimeter shelving under the windows. Low shelves act as barriers around the shallow stairwell and direct circulation to the check-out desk. A small alcove in the rear wall houses the children's section. There is a small work area behind the desk and a stairway to the lower level where the community meeting room, toilets, and services are located.

The Golden Gate Valley Branch Library has been determined to be eligible for listing on California Register of Historic Places under Criterion A (Events) and C (Architecture). Pertaining to Criterion A, the library was constructed as the fifth of seven branch buildings financed by the Carnegie grant in San Francisco in the early 20th century. At the time, the Golden Gate Valley neighborhood was newly developed and consisted primarily of middle class families. By providing easy access to published works for neighborhood residents, the building expresses the national and local ascendancy of Progressive political and social values as well as the development of public libraries. Pertaining to Criterion C, the library possesses high artistic values in both its stunning exterior composition and its grand main reading room and it also expresses the City Beautiful philosophy by presenting a building intended to create a sense of civic grandeur and dignity for those who enter. The building is also the work of a master Bay Area architect, Ernest Coxhead.²

The building appears to retain exceptional integrity. No alterations to the building's significant architectural features or materials are apparent. The building also appears to be in overall good condition.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is

² Information presented is borrowed, at times verbatim, from the DPR Primary Record form prepared for Golden Gate Valley Branch Library by Tim Kelley, 12/1/2000. The DPR Primary Record form is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2008.0239E.

to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 1801 Green Street to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Secretary's Standards) or if any proposed modification would materially impair the resource.

The Planning Department has determined that the proposed project is consistent with the Secretary's Standards. The pertinent Standards for Rehabilitation are discussed below.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Golden Gate Valley Branch building would continue to be used as a library. The proposed alterations are necessary for structural, accessibility, life safety, and energy conservation upgrades that would improve the building's performance, utility, and longevity without causing significant changes in its distinctive materials, features, spaces, and spatial relationships.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the library building would be preserved at the exterior by locating the proposed small addition within the side (west) courtyard and along the non-visible rear wall; by setting the addition back from the main façade and the central arched window opening at the west wall; by aligning the addition completely within the rear bay of the west façade and relating the lines of the addition to the datum lines of the historic façade; by employing a design that is subordinate in terms of height, massing, and ornamentation and that is differentiated through the use of contemporary materials and elements (glass and metal); by removing a minimal amount of historic fabric and retaining the southwest corner pilaster and the historic exterior finishes within the interior of the addition; and by installing new windows that match the historic windows in terms of material, finish, configuration, and profile.

At the interior, the character of the building would be preserved by minimizing the visibility of the moment framing through placement and finishing; by modifying existing wall openings that connect the addition to the historic building; by replicating historic finishes and trim-work where new openings occur; by maintaining the historic open plan of the library; and by replacing the non-historic fluorescent lighting with more historically appropriate lighting.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed addition would be differentiated from the historic building through the use of contemporary glass and metal materials and minimalist design elements, which would both contrast with the highly ornate masonry cladding of the library. The cladding would be powder-coated metal finished in a champagne color that would compliment the limestone-colored terra cotta glaze. The addition

would employ simple rectangular forms and large panes of framed glass that would not compete with the ornamentation of the historic building but would reflect the austere and balanced lines of the library building. The addition would also be separated visually from the historic building by a recessed metal panel finished with a darker color that would emphasize the shadow line at the intersection of the walls. These design elements ensure that the proposed addition would not create a false sense of historical development."

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Some material would be removed at the west and south walls to create openings and structural connections between the addition and the library. The removal would primarily be limited to brick and flat ashlar terra cotta units. Ornate terra cotta elements at the west wall such as a portion of the belt-course and the southernmost pilaster will be impacted by the addition. This removal would not cause a significant adverse impact to the resource as the elements are not unique and may be replicated from identical units located elsewhere on the building if future replacement is necessary. The loss of these elements at this location would not impact the historic character of the building.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project includes restoration of the terra cotta cladding, which will be supervised by a qualified preservation architect to ensure compliance with this Standard. A condition assessment and treatment plan prepared by Architectural Resources Group (ARG) and dated October, 14, 2008 has been reviewed and approved by SF Planning Department Preservation Technical Specialist staff.

The historic window units would be replaced with new windows that replicate the distinctive size, configuration, materials, finish, and muntin profiles of the historic windows. Although window replacement is not desirable, the work would not significantly impact the historic character of the resource.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed treatment plan for the terra cotta restoration prepared by ARG proposes the gentlest means of cleaning and repair, including cleaning with a mild detergent and low-pressure spray, repointing with a compatible mortar, discreet composite and glaze repairs, and treatment with an herbicide.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition would be located within the side (west) courtyard and along the non-visible rear wall to preserve the size, scale, massing, and proportions of the historic building. The addition would be set back from the main façade and the central arched window opening at the west wall to minimize its visual impact to the characteristic massing of the building. The addition would be subordinate in terms of height, massing, design, and ornamentation. The new windows would preserve the design of the historic windows and match in terms of material, finish, configuration, and profile. At the interior, the character of the building would be preserved by minimizing the visibility of the moment framing through placement and finishing; by using existing wall openings to connect the addition to the historic building; by replicating historic finishes and trim-work where new openings occur; and by maintaining the historic plan of the library.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The construction of the proposed addition would cause minimal removal of historic material and would preserve the essential form and integrity of the building so that future removal of the addition could be achieved without damaging the character of the historic resource. Furthermore, the proposed wall openings may be re-sealed in the future with new terra cotta or brick elements replicated from the identical elements that exist in other location on the building facades.

In conclusion, the proposed project's alteration and small addition to the existing structure is consistent with the Secretary's Standards and therefore, would not materially impair the resource's integrity or impact its eligibility for inclusion on the California Register.

Archeological Resources

The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.³ Since the proposed project would not result in a significant effect on archeological resources, it may be found to be exempt from environmental review under Class 31.

Conclusion

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings." The proposed project would entail a partial seismic upgrade, an accessibility upgrade, and life safety upgrades to the historic Golden Gate Valley Branch Library. The project components would include stabilization, maintenance and repair of this historic building, as described above. The proposed project therefore, meets the criteria for a categorical exemption pursuant to Class 31 of the CEQA Guidelines.

³ MEA Preliminary Archeological Review Checklist for 1801 Green Street, prepared by Don Lewis, Major Environmental Analysis, October 22, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0239E.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Viktoriya Wise
Project Address: 1801 Green Street, Golden Gate Valley Branch Library
Block/Lot: 0554/001
Case No.: 2008.0239E
Date of Review: October 17, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 558-6625 | shelly.perdue@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The project site is located on a block bounded by Green Street to the north, Octavia Street to the east, Laguna Street to the west, and Vallejo Street to the south in the southeast corner of the Marina neighborhood. The proposed project includes a partial seismic upgrade, an accessibility upgrade, and life safety upgrades to the historic Golden Gate Valley Branch Library. The project would be designed to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating. (See plans A0.0-A8.0, prepared by Tom Eliot Fisch/Paulett Taggart Architects and dated 9/29/2008, for details.)

Exterior work at the building would include: construction of a 390-square-foot addition in the side (west) courtyard to house a new elevator; removal of two stairs and railings, two rear entry doors, and three windows at the west walls to accommodate the new addition; replacement of portions of the existing brick courtyard wall and the south wall as required; removal of the existing chimney; removal of existing skylights at the rear of the building; restoration of the existing terra cotta façade; replacement of the existing double-leaf gate to the courtyard with an accessible gate; reconstruction of one terra cotta pier at the side courtyard; in-kind replacement of the windows; removal and re-installation of the tile roof to allow for structural work and new plywood sheathing; and the addition of solar panels on the south slope of the roof. The elevator addition would be clad in glass and metal panels. The panels would be finished in a champagne color overall with a darker tone used at the intersection of the addition with the historic library. The new gate would replicate the existing gate as closely as possible in details and finish while allowing for one wider gate leaf. The windows would be replaced with new insulated-glass windows to improve energy conservation. The details, finish, size, and material of the new windows would match the historic windows. The solar panels would be installed at the rear slope of the roof and would be minimally visible from the public right-of-way.

Interior work would include: the seismic upgrade, new toilets, accessibility upgrades, reorganization of the support spaces, and life safety upgrades. Two moment frames would be added to the interior to provide lateral bracing for the main room. The frames would for the most part be hidden in the wall framing, but they would require the creation of four 3-inch-deep pilasters finished with materials to match the surrounding finishes. New openings would be created in the main space to connect the new elevator and stair at the west wall with the library. The openings would be designed to match existing openings in terms of details and would be incorporated into the approximately 8-foot-tall casework band

that wraps the main reading room. The non-historic fluorescent lighting would also be replaced with more historically appropriate lighting.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated in November 1989 and assigned a status code of 3S as a building individually eligible for listing on the National Register. The building is also assigned a rating of 4 in the 1976 Planning Department Architectural Survey. Landmark designation of the property was initiated in 2001 and is will be acted on once the rehabilitation project is completed.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the south side of Green Street between Laguna and Octavia Streets and zoned for Public Use in a 40-X Height and Bulk District. The corner parcel is located at the base of Pacific Heights at the southeast border of the Marina. It is surrounded by RH-2 and RH-3 land uses with several RM-1 uses located to the east of the subject block. The Union Street Neighborhood Commercial District, which exists between Steiner Street and Van Ness Avenue, is one block north. The surrounding neighborhood is comprised of primarily of attached multi-family residences ranging in height between two- to three-stories. Most buildings on the block are built in the Victorian and Edwardian styles.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:			

The Golden Gate Valley Branch Library building was designed by Ernest Coxhead and constructed in 1918 in the Beaux Arts style. The building is sited on a small corner lot and resembles a Roman basilica in form with a long narrow rectangle and curved apse at one end and a low red-tiled, hipped roof. It is a one-story-over-basement structure finished with white matte-glazed terra cotta and brick. A small courtyard is located at the west end of the building and is accessible through the building or through a gate at the sidewalk. The main façade is divided into seven bays, each marked by wide fluted pilasters rising from the plinth to the roofline cornice and frieze. The central bay contains the main entrance, which is marked by a shallow bracketed portico. Above the entrance is a recessed arched window. The window shape is repeated in two bays on each side of the entrance, while the end bays are differentiated as vaulted niches. The apse façade consists of three bays divided by pilasters and containing windows identical to those on the main façade. All windows are deeply

recessed and are divided vertically into three sections with the side sections divided horizontally at the spring of the arch.

The building is profusely ornamented. It is topped by a shallow cornice and frieze. The window sills form a wide belt cornice, interrupted by the pilasters, which continue to cap the walls enclosing the yard at each end of the building. Beneath the windows and between the pilasters is unornamented terra cotta in an ashlar pattern.

The building is entered through a small paneled vestibule leading into the middle of the large main reading room, which occupies nearly the entire floor space. The room has a high, ornate plaster ceiling and is lined with perimeter shelving under the windows. Low shelves act as barriers around the shallow stairwell and direct circulation to the check-out desk. A small alcove in the rear wall houses the children's section. There is a small work area behind the desk and a stairway to the lower level where the community meeting room, toilets, and services are located.

The Golden Gate Valley Branch Library has been determined to be eligible for listing on California Register of Historic Places under Criterion A (Events) and C (Architecture). Pertaining to Criterion A, the library was constructed as the fifth of seven branch buildings financed by the Carnegie grant in San Francisco in the early 20th century. At the time, the Golden Gate Valley neighborhood was newly developed and consisted primarily of middle class families. By providing easy access to published works for neighborhood residents, the building expresses the national and local ascendancy of Progressive political and social values as well as the development of public libraries. Pertaining to Criterion C, the library possesses high artistic values in both its stunning exterior composition and its grand main reading room and it also expresses the City Beautiful philosophy by presenting a building intended to create a sense of civic grandeur and dignity for those who enter. The building is also the work of a master Bay Area architect, Ernest Coxhead.¹

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The building appears to retain exceptional integrity. No alterations to the building's significant architectural features or materials are apparent. The building also appears to be in overall good

¹ Information presented is borrowed, at times verbatim, from the DPR Primary Record form prepared for Golden Gate Valley Branch Library by Tim Kelley, 12/1/2000. The DPR Primary Record form is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2008.0239E.

condition.

3. Determination: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below.*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration.*)

The project appears to meet the Secretary of the Interior's Standards for Rehabilitation. The pertinent Standards are discussed below.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Golden Gate Valley Branch building would continue to be used as a library. The proposed alterations are necessary for structural, accessibility, life safety, and energy conservation upgrades that would improve the building's performance, utility, and longevity without causing significant changes in its distinctive materials, features, spaces, and spatial relationships.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the library building would be preserved at the exterior by locating the proposed small addition within the side (west) courtyard and along the non-visible rear wall; by setting the addition back from the main façade and the central arched window opening at the west wall; by aligning the addition completely within the rear bay of the west façade and relating the lines of the addition to the datum lines of the historic façade; by employing a design that is subordinate in terms of height, massing, and ornamentation and that is differentiated through the use of contemporary materials and elements (glass and metal); by removing a minimal amount of historic fabric and retaining the southwest corner pilaster and the historic exterior finishes within the interior

of the addition; and by installing new windows that match the historic windows in terms of material, finish, configuration, and profile.

At the interior, the character of the building would be preserved by minimizing the visibility of the moment framing through placement and finishing; by modifying existing wall openings that connect the addition to the historic building; by replicating historic finishes and trim-work where new openings occur; by maintaining the historic open plan of the library; and by replacing the non-historic fluorescent lighting with more historically appropriate lighting.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed addition would be differentiated from the historic building through the use of contemporary glass and metal materials and minimalist design elements, which would both contrast with the highly ornate masonry cladding of the library. The cladding would be powder-coated metal finished in a champagne color that would compliment the limestone-colored terra cotta glaze. The addition would employ simple rectangular forms and large panes of framed glass that would not compete with the ornamentation of the historic building but would reflect the austere and balanced lines of the library building. The addition would also be separated visually from the historic building by a recessed metal panel finished with a darker color that would emphasize the shadow line at the intersection of the walls. These design elements ensure that the proposed addition would not create a false sense of historical development."

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Some material would be removed at the west and south walls to create openings and structural connections between the addition and the library. The removal would primarily be limited to brick and flat ashlar terra cotta units. Ornate terra cotta elements at the west wall such as a portion of the belt-course and the southernmost pilaster will be impacted by the addition. This removal would not cause a significant adverse impact to the resource as the elements are not unique and may be replicated from identical units located elsewhere on the building if future replacement is necessary. The loss of these elements at this location would not impact the historic character of the building.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project includes restoration of the terra cotta cladding, which will be supervised by a qualified preservation architect to ensure compliance with this Standard. A condition assessment and treatment plan prepared by Architectural Resources Group (ARG) and dated October, 14, 2008 has been reviewed and approved by SF Planning Department Preservation Technical Specialist staff.

The historic window units would be replaced with new windows that replicate the distinctive size, configuration, materials, finish, and muntin profiles of the historic windows. Although window replacement is not desirable, the work would not significantly impact the historic character of the resource.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed treatment plan for the terra cotta restoration prepared by ARG proposes the gentlest means of cleaning and repair, including cleaning with a mild detergent and low-pressure spray, repointing with a compatible mortar, discreet composite and glaze repairs, and treatment with an herbicide.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition would be located within the side (west) courtyard and along the non-visible rear wall to preserve the size, scale, massing, and proportions of the historic building. The addition would be set back from the main façade and the central arched window opening at the west wall to minimize its visual impact to the characteristic massing of the building. The addition would be subordinate in terms of height, massing, design, and ornamentation. The new windows would preserve the design of the historic windows and match in terms of material, finish, configuration, and profile. At the interior, the character of the building would be preserved by minimizing the visibility of the moment framing through placement and finishing; by using existing wall openings to connect the addition to the historic building; by replicating historic finishes and trim-work where new openings occur; and by maintaining the historic plan of the library.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The construction of the proposed addition would cause minimal removal of historic material and would preserve the essential form and integrity of the building so that future removal of the addition could be achieved without damaging the character of the historic resource. Furthermore, the proposed wall openings may be re-sealed in the future with new terra cotta or brick elements replicated from the identical elements that exist in other location on the building facades.

In conclusion, the proposed project's alteration and small addition to the existing structure is consistent with the Secretary's Standards and therefore, would not materially impair the resource's integrity or impact its eligibility for inclusion on the California Register.

-
- 5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Character defining features of the historic resource are the exterior composition and materials, the spatial volume of the Main Reading Room, and the ornamental ceiling of the Main Reading Room.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

10-17-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\DOCUMENTS\Cases\CEQA\HRER\1801 Green St\2008.0239E_1801 Green Street.doc

PRIMARY RECORD

Primary # _____
HRI# _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Golden Gate Valley Branch

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Francisco and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad na Date na T _____; R _____; 1/4 of 1/4 of Sec _____; B.M.

c. Address 1801 Green Street City San Francisco Zip 94123

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Block 554,

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Lot 1

Sited on a small corner lot, the Golden Gate Valley Branch resembles a Roman basilica in form, a long narrow rectangle with a curved apse at one end and a low, red tiled, hipped roof. It has one story over a basement, is built to the lot lines, and finished in white matte glazed terra cotta. At the west end is a small yard, gated between massive posts finished in terra cotta to match the building. At the east end, a wall terminated with a similar post encloses the small space at the rear of the building. (continued)

*P3b. Resource Attributes: (List attributes and codes) HP14 Govt. Building; HP13 Community Center;

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)

Collage of Green Street
facade; 2/23/00

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1918, San Francisco Public
Library Trustees Report

*P7. Owner and Address:

San Francisco Public Library
Civic Center
San Francisco, CA 94102

*P8. Recorded by:

(Name, affiliation, and address)

Tim Kelley
San Francisco Landmarks Board
1660 Mission Street, SF, CA

*P9. Date Recorded: 12/1/00

*P10. Survey Type: (Describe) Thematic Landmark Nomination

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure & Object
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code _____

Page 2 of 4 *Resource Name or # (Assigned by recorder) Golden Gate Valley Branch

B1. Historic Name: Golden Gate Valley Branch

B2. Common Name: same

B3. Original Use: Public branch library

B4. Present Use: Public branch library

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations) _____

*B7. Moved? ☒ No ☐ Yes

Date: _____ Original Location: _____

*B8. Related Features: _____

39a. Architect: Ernest Coxhead b. Builder: C. E. McMullen

*B10. Significance: Theme Cultural, Political, Social History, Area: San Francisco

Period of Significance: 1918 to Property Type: Branch Library Applicable Criteria: A, C

Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

CRITERION A: SIGNIFICANT HISTORIC PATTERNS

The Golden Gate Valley Branch Library was the fifth of seven branch buildings financed by a Carnegie grant. The grant itself was the subject of twelve years of intense political and class conflict in San Francisco. This branch was constructed in the new, middle class Golden Gate Valley neighborhood. By providing easy access to published works for neighborhood residents, the building expresses the national and local ascendancy of Progressive political and social values, as well as the development of public libraries. It also expresses the City Beautiful philosophy by (continued)

311. Additional Resource Attributes: (List attributes and codes) HP14 Govt. Building; HP13 Community Center; HP39 Other

*B12. References: See continuation sheet, page 4

313. Remarks:

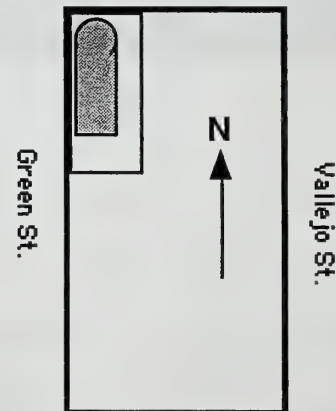
*B14. Evaluator: San Francisco Landmarks Board

*Date of Evaluation: _____

(This space reserved for official comments)

Sketch Map with north arrow required.

Octavia St.



Laguna St.

Page 3 of 4

*Resource Name or # (Assigned by recorder) Golden Gate Valley Branch Library

Recorded by: Tim Kelley

Date: 12/1/00

☒ Continuation

☐ Update

P3a. Description: (continued)

The Beaux Arts composition consists of seven bays on the main facade, each marked by wide fluted pilasters rising from the plinth to the roofline cornice and frieze. The central bay contains the main entrance, up a short flight of steps, with a shallow bracketed portico featuring a large cartouche. Above the entrance is a recessed arched window. The window shape is repeated in two bays on each side of the entrance, while the end bays are differentiated as tall shallow vaulted niches. The apse facade consists of three bays divided by pilasters and containing windows identical to those on the main facade. All windows are deeply recessed. They are divided vertically into three sections, and the side sections are divided horizontally at the spring of the arch.

The building is profusely ornamented. It is topped by a shallow cornice and frieze, the top band of which contains floral and animal mask motifs. Below that is a dentil course, a wide frieze with medallions inscribed "ANNO MCMXVII DOMINI GOLDEN GATE VALLEY BRANCH LIBRARY", and several more courses below. The window sills form a wide belt cornice, interrupted by the pilasters, which continues to cap the walls enclosing the yard at each end of the building. Beneath the windows and between the pilasters is unornamented terra cotta ashlar. The base of the pilasters, featuring a bound reed ornament with rosettes, forms a continuous cornice, below which a water table molding and plinth form the base of the building.

Entry is up a flight of four steps, through a small paneled vestibule, into the middle of the large main reading room, which occupies nearly the entire floor space. The room has a high, ornate ceiling and is lined with perimeter shelving under the large windows that ring the space. Low shelves act as barriers around the shallow stairwell and direct circulation to the check-out desk. A small alcove in the rear wall houses the children's section. There is a minimal work area behind the desk, and a stairway to the lower level, where are located a community meeting room, toilets, and service areas.

B10. Significance: (continued)

presenting a building intended to create a sense of civic grandeur and dignity in the citizen who enters, or merely views it.

CRITERION C: POSSESSES HIGH ARTISTIC VALUES

In both its stunning exterior composition and its grand main reading room, the Golden Gate Valley Branch Library possesses high artistic values. The prominent windows and pilasters impart an orderly rhythm to the exuberant exterior ornament. Inside, the surrounding windows enshrine the books and create a site for acculturation. The entry path is carefully controlled, with the transition from the street, through the small constricted vestibule into the grand, high ceilinged main reading room conveying a sense of intellectual and civic rebirth.





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0709E
Project Title: 207 Stanyan Street
Zoning: RH-2 District (Residential Housing, Two-Family Use District)
40-X Height and Bulk District
Block/Lot: 1143/001E
Lot Size: 1,420 square feet
Project Sponsor: Martin Vopalka, Toby Long Design
(415) 905-9030
Staff Contact: Andrea Contreras - (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located mid-block on the west side of Stanyan Street between Turk Boulevard and Golden Gate Avenue in San Francisco's Inner Richmond neighborhood. The project sponsor proposes alterations and an addition to the existing two-story, approximately 1,800 sq. ft., 30-foot-tall, single-family dwelling with one off-street parking spot in a ground-floor garage. The alterations would consist of adding an approximately 1,070 sq. ft. third story, converting the ground story crawl space into habitable space, and adding bay window projections to the front and rear facades. The resulting structure would be a three-story, 2,870 sq. ft., 40-foot-tall single family dwelling with one off-street parking space.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

DOCUMENTS DEPT.

REMARKS:

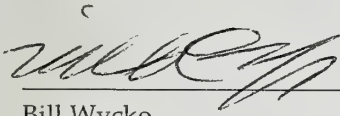
See next page.

OCT 28 2008

SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Martin Vopalka, Project Sponsor
David Lindsay, Neighborhood Planning Division
Shelley Perdue, Preservation Planner

Supervisor Jake McGoldrick, District 1
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS (continued):*Historic Resources:*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the project would affect any historic resources and determined that the existing residence on the site is not a historic resource. The subject property is not associated with significant events, persons, or architecture. It is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).¹

The blocks surrounding the subject property are a mixture of multi-family homes, University of San Francisco institutional buildings, and Golden Gate Park. The subject block is composed of two-story houses constructed from 1920 to 1940 in a vernacular style with elements of Mission Revival, Queen Anne, and Storybook architecture. The surrounding area does not appear to be a potential historic district due to the varied styles, ages, and historical integrity of its buildings. The subject property was constructed circa 1940 in vernacular form with Storybook architectural elements. It does not have an architecturally significant design. Planning Department staff has also determined that the subject building is not associated with any significant events or persons, nor does it have the potential to yield further prehistoric or historical information. The building does not appear to qualify for the California Register of Historic places as an individual resource or a contributor to an existing or potential historic district. Thus, the existing building is not considered a historical resource under CEQA. Since the proposed project would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied.

Archeology:

The third story addition would be supported by a strengthened foundation requiring new footings 18" deep. Two feet of excavation would be required to convert the existing crawl space into habitable space. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.² Since the proposed project would not result in a significant effect on archeological resources, it may be found to be exempt from environmental review under Class 1.

The proposed project involves the addition of an approximately 1,070 sq. ft. third story, conversion of the ground story crawl space into habitable space, and the addition of bay window projections to the front and rear facades. CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's

¹ Memorandum from Shelley Perdue, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 207 Stanyan Street, October 2, 2008.

² MEA Preliminary Archeological Review Checklist for 207 Stanyan Street, prepared by Randall Dean and Don Lewis, Major Environmental Analysis, July 30, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0709E.

determination. Class 1(e) provides an exemption for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure before the addition, or 2,500 square feet, whichever is less; or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not in an environmentally sensitive location. The proposed project would add approximately 1,070 square feet to an existing 1,800-square foot single family residence for a total of approximately 2,870 square feet. The proposed project would comply with zoning requirements, and is located in an urban area well served by all public services and facilities. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 207 Stanyan Street
Block/Lot: 1143/001E
Case No.: 2008.00709E
Date of Review: October 2, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 558-6625 | shelly.perdue@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes constructing a vertical addition at the existing single-family, split-level single-story building, altering the roof form, and altering the front facade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is not included on any historic surveys or local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the west side of Stanyan Street between Turk Street and Golden Gate Avenue. The property is immediately surrounded by two-family land uses and is directly across the street from a large institutional building that comprises nearly the full block, all within a 40 -X Height and Bulk District. The neighborhood boundaries are roughly defined by Geary Boulevard to the north, Golden Gate Park to the south, two University of San Francisco campuses to the east, and Arguello Boulevard to the west. The subject building is located on a block composed primarily of two-story houses constructed in the 1920-40s. The predominant architectural styles are vernacular in nature and contain elements of the Mission Revival, Queen Anne, and Storybook styles.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: The subject building is a split-level single-story single-family home constructed in 1940 by builder A.T. Morris and Sons in vernacular form with Storybook architectural elements. (See p.6 of the Historic Resource Evaluation Supplemental prepared by KDI Land Use Planning and dated April 22, 2008 for a complete physical description.) No significant persons or events appear to be associated with the property. The subject building is not of an architecturally significant design. It is representative of the many builder-designed residential buildings constructed in the Outer Lands during the late 1930s and early 1940s, which borrowed from historic styles and resulted in eclectic building forms. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource. Neither does the building appear to be located within a potential historic district due to the varied styles, ages, and historical integrity of the buildings in the immediate vicinity.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The building has not been significantly altered since its initial construction.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

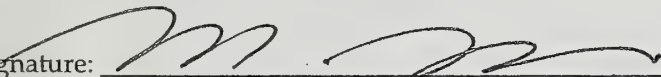
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject building does not appear to be located within a California Register eligible historic district and nor is it in close proximity to any individually eligible historic resources; therefore, the proposed project will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10-2-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0709E_207 Stanyan.doc



207 Stanyan Street
Case No.: 2008.0709E



RECEIVED

AUG 07 2008

ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

Owner/Agent Information

Property Owner: ANNA AND PAUL FAN Tel. No.: 415 876 0386
Address: 516 18TH AVE., Fax No.: 415 752 8288
SAN FRANCISCO, CA 94124
Project Contact: WILLIAM L. RIDDLE Tel. No.: 415 467 6635
Address: 7 LEHNING WAY Fax No.: 415 467 6635
Email: RIDDLEAIA@GMAIL.COM

Site Information

Site Address(es): 222 SADOWA
Nearest Cross Street(s): CAPITOL AVE.
Assessor's Block(s)/Lot(s): 7114/011 Zoning District(s): RH-1
Site Square Footage: 6250 Height/Bulk District(s): 40'-0"
Present or Previous Use of the Site: SINGLE FAMILY RESIDENCE

Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

DOCUMENTS DEPT.

Project Description

Please Check All That Apply

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

OCT 30 2008

SAN FRANCISCO
PUBLIC LIBRARY

Please Describe Proposed Use: SINGLE FAMILY RESIDENCE
Estimated Construction Cost: \$145,000
Previous Environmental Review: NONE Case No.: _____
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

SEE ATTACHED "HISTORIC RESOURCE EVALUATION"

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbs, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints <u>SEE HISTORIC RESOURCE EVAL.</u>	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase 1 Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: William L. Riddle Date: 7-31-08
Agent or Owner

Print full name of applicant: WILLIAM L. RIDDLE

(This space for staff use only)

Fees: ☒ \$_____ Exemption Stamp ☐ \$_____ Certificate of Exemption (with Historic Resources Evaluation)

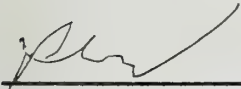
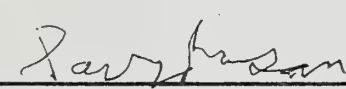
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1: Existing Facilities
1(a): Interior/Exterior alteration of existing facility.

Department of Building Inspection
City of San Francisco
1660 Mission Street
San Francisco, CA 94103

Re: Alterations at 222 Sadowa Street

William L. Riddle is hereby authorized to act as agent and sign documents as required related to the above project.

Owner

7-30-08



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 222 Sadowa Street
Block/Lot: 7114/011
Case No.: 2008.0984E
Date of Review: October 22, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a vertical and a horizontal addition to the existing single-family home. According to information from the County Assessor's office, the existing structure measures approximately 1,300 square feet. With the proposed addition, the subject building will measure approximately 3,300 square feet. The proposal includes extensive alterations to the street-facing elevation.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1910; however, information submitted by the project sponsor indicates that the subject building was constructed circa 1906, and that the structure was moved from its original location on 14th Avenue and Geary Boulevard (within the Inner Richmond neighborhood), to its current location in 1946. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It appears that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Sadowa Street, between Capitol and Orizaba Streets, within an RH-1 Zoning District and a 40-X Height and Bulk District in the Oceanview Neighborhood. As noted in the submitted Historic Resource Evaluation, the surrounding neighborhood is residential, with single-family homes that are generally one-story-over-basement. The neighborhood is characterized by eclectic and varied architectural styles. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed circa 1906. The subject property appears to be compatible with the earliest wave of residential construction on the block; however, the subject building was originally constructed in the Inner Richmond neighborhood, and was relocated in the mid-twentieth century to the subject property on Sadowa Street.

The subject building does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property. Information submitted by the Project Sponsor indicates that the original owner of the subject property was George McKay. Mrs. McKay applied for a connection to the city's municipal water supply in May, 2006.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

As noted above, the subject property appears to have been constructed circa 1906. The subject building is modified bungalow, detailed with a combination of Victorian and "California Craftsman" architectural elements. The subject building has a flat roof with a hip and gable roofline applied to a false front. The sloped portion of the parapet roof is clad in composition shingles, and the façade of the subject building is clad in stucco. The street-facing elevation is dominated by a large, canted bay window and a front entry porch. The porch is covered by a shed roof supported by posts. The terrazzo entry steps run parallel along the front elevation. The garage was installed in 1920.

The subject building was originally constructed on the southwest corner of 14th Avenue and Geary Boulevard, and was moved to its current location in 1946. After the building's relocation, the east elevation was modified in order to better accommodate the new mid-block location. Alterations to

the east elevation included covering the (former) Geary Street windows with stucco, and removing the bay window. Ghosting of the enclosed openings is visible on the surface of the stucco cladding. It also appears that the east portion of the roof line has been altered.

The subject building does not appear to embody architectural characteristics that are distinctive of an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☒ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: As discussed above, the subject building has been moved since its original construction. In addition, the exterior of the east elevation has been completely reconfigured to accommodate the "new" mid-block location.

As noted above, it appears that the subject building is individually eligible for the California Register. It does not appear that the subject building is located within a potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

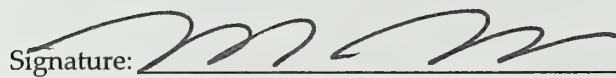
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located with a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 10.27.08

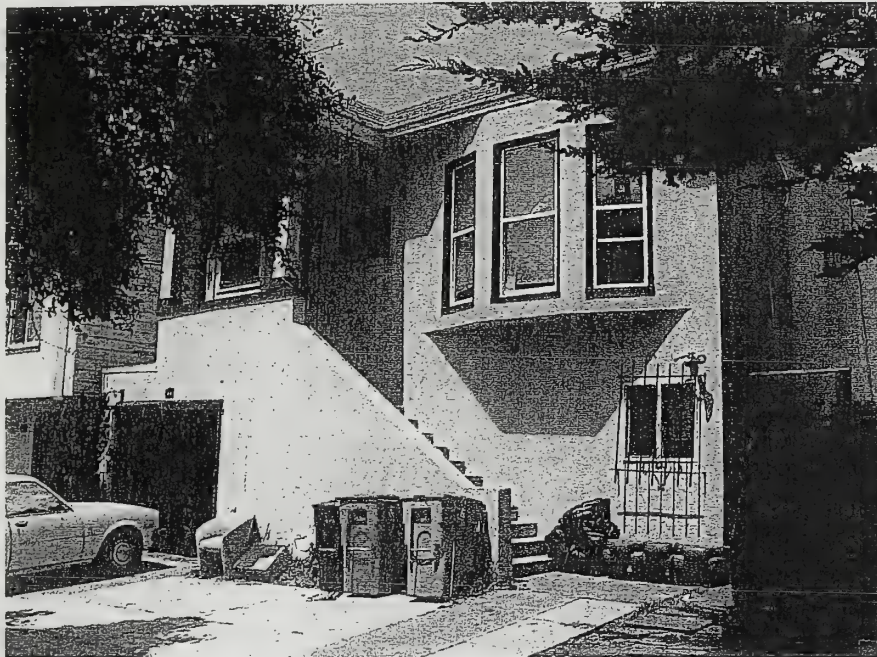
CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Thomas Wang / Neighborhood Planner, SW Quadrant

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Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Including Supplemental Information



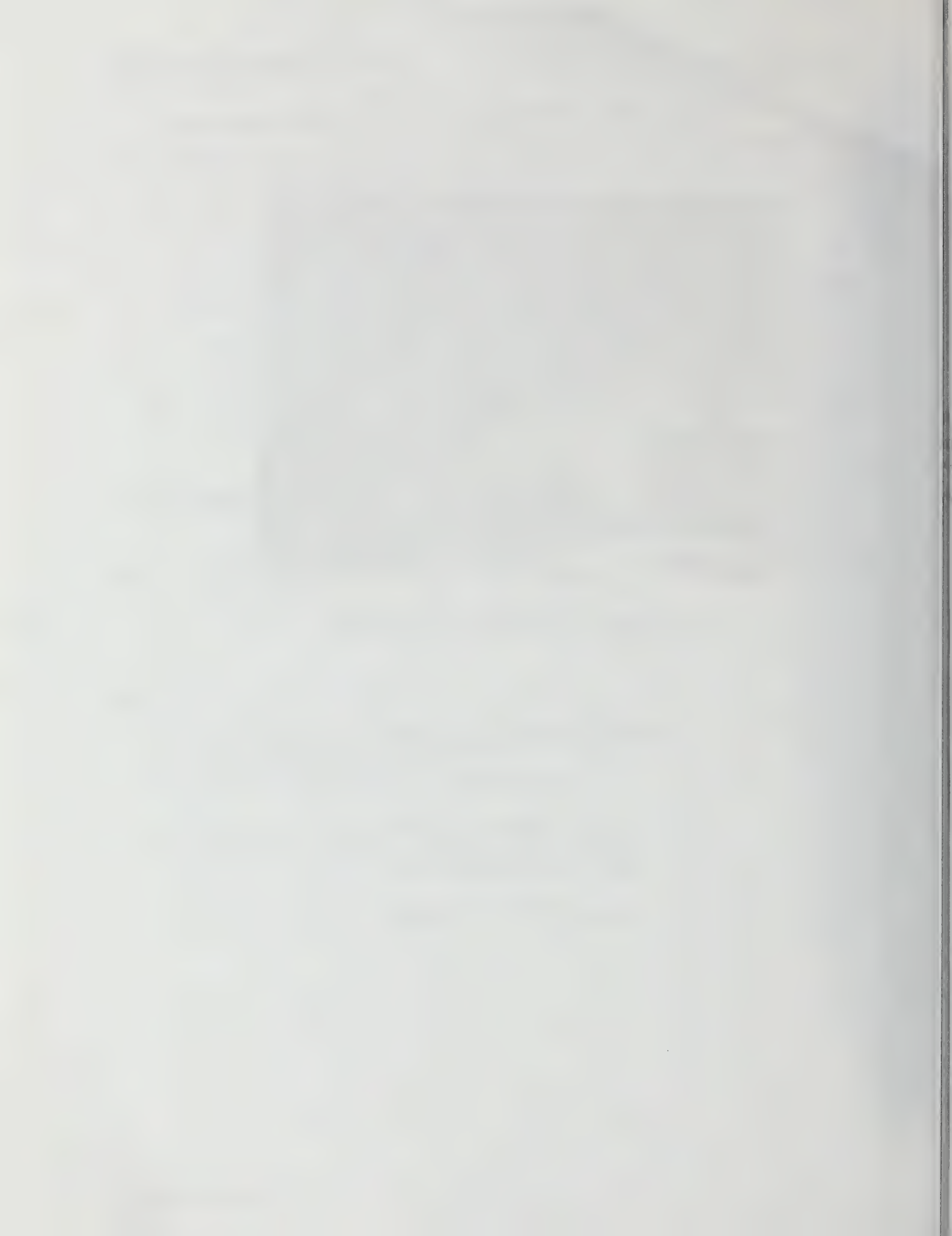
222 SADOWA STREET PROJECT

Publication Date: June 9, 2008

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning



RECEIVED

SEP 03 2008

ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Owner/Agent Information

Property Owner: Lynn Odvody Tel. No.: 641-7600
Address: 257 Collingwood St Fax No.: 641-4329

Project Contact: same as above Tel. No.: _____
Address: _____ Fax No.: _____
Email: lynn c Cal - Bay Crofts m

Site Information

Site Address(es): 257 collingwood St St
Nearest Cross Street(s): 20th St
Assessor's Block(s)/Lot(s): Block 2696 Lot 022A Zoning District(s) RH-3
Site Square Footage: 3436 Height/Bulk District(s): 40X
Present or Previous Use of the Site: residential
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Name of Planning Department Preservation Technical Specialist consulted (if any) _____ DOCUMENTS DEPT.

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

OCT 30 2008

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Please Describe Proposed Use: Single family home
Estimated Construction Cost: \$600K
Previous Environmental Review: _____ Case No.: _____
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Variance

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

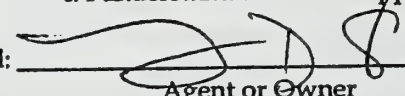
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒ <i>IN HISTORICAL REPORT</i>
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐ <i>N/A</i>
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐ <i>N/A</i>

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed:  Date: 9/2/08
Agent or Owner

Print full name of applicant: Lynn D. Odvody

(This space for staff use only)

Fees: ☒ \$_____ Exemption Stamp ☐ \$_____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO PLANNING DEPARTMENT
CATEGORICAL EXEMPTION FOR ENVIRONMENTAL REVIEW

CLASS 1(a)(c)

1(a): Alteration of existing facility.

1(c): Alteration to existing structures that include additions
that will not exceed 50% of floor area.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Project Address: 257 Collingwood Street
Block/Lot: 2696/022A
Case No.: 2008.0984E
Date of Review: October 23, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes raising the subject building approximately 36" in order to accommodate a new garage, a horizontal addition to the rear, and the addition of roof dormers in order to accommodate new bedrooms at the attic level. The existing single-family home measures approximately 3,000 square feet; with the proposed alterations, the subject building will measure approximately 4,000 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1902; however, the first water tap application was filed with the Spring Valley Water Company in 1916, and the subject building does not appear on the Sanborn Fire Insurance maps until after 1914. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an individual historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Collingwood Street, between 19th and 20th Streets, within an RH-3 Zoning District and a 40-X Height and Bulk District in the Eureka Valley/Upper Market Neighborhood. The surrounding neighborhood is residential, with single-, two-, and three-family homes that are generally one- to three-stories in height. The neighborhood is characterized by eclectic and varied architectural styles. On the west side of Collingwood at the corner of 19th Street is the Douglass Elementary School. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in circa 1916. The subject property appears have been part of the last wave of residential construction on the block; the 1914 Sanborn Fire Insurance map indicates that there were only two available building lots left on the block, one of which is the subject property.

The subject building does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property. Information submitted by the Project Sponsor indicates that the original owners of the subject property were Lawrence J. and Catherine J. Smith, who purchased the parcel in 1914.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

As noted above, the subject property appears to have been constructed circa 1916. The subject building is a two-and-a-half story-over-raised-basement single-family home constructed in a Transitional Queen Anne architectural style. The building is clad in stucco, irregular in plan, and topped with a gable roof oriented toward Collingwood Street. The ground level features a wood sash, multi-paned window on the left side below tri-part double hung wood sash windows. The primary entrance is recessed in a rounded porch. A molded cornice divides the first floor from the second floor, which features two double-hung wood windows on the left side and a single double-hung window on the right side. Two double-hung windows are located in the center of the gable peak. The gable is the primary character-defining features of the subject building, and features a wide cornice and bargeboard siding.

The subject building does not appear to embody architectural characteristics that are distinctive of an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: As noted in the submitted Historic Resource Evaluation, it appears that the building has been significantly altered (albeit without the benefit of permits) since its original construction. The building has been re-clad in stucco, much of the applied ornament typical of Queen Anne buildings has been removed, and the existing large rounded porch appears to be non-original. As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is located within a potential historic district.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA review.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

10.28.08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File
Elizabeth Watty/ Neighborhood Planner, SW Quadrant

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HISTORICAL RESOURCE EVALUATION

257 COLLINGWOOD STREET

SAN FRANCISCO, CALIFORNIA

AUGUST, 2008



KELLEY & VERPLANCK

HISTORICAL RESOURCES CONSULTING

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@KVPCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1337E
Project Title: 138 New Montgomery Street; Pacific Telephone and Telegraph Co. Building
Zoning: C-3-O (Downtown Office District)
150-S Height and Bulk District
Block/Lot: 3722/008
Lot Size: 23,544 square feet
Project Sponsor: Stockbridge 140 New Montgomery LLC
Jon Knorpp – (415) 905-5393
JonKnorpp@wmspartners.com
Staff Contact: Viktoriya Wise – (415) 575-9049
Viktoriya.Wise@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is a seismic retrofit and a conversion of the historic Pacific Telephone and Telegraph Co. Building from office to residential use. The proposed project would involve conversion of approximately 370,000 total square feet of office space to 118 residential units and approximately 8,700 square feet of ground-floor commercial space.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

DOCUMENTS DEPT.

REMARKS:

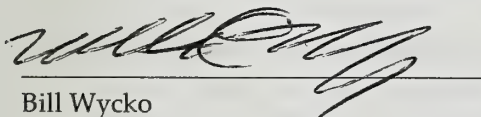
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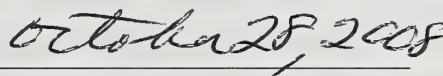
OCT 31 2008

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Acting Environmental Review Officer


Date

cc: Jon Knorpp, Project Contact
Supervisor Daly, District 6
Angela Heitter, Preservation Planner

Virna Byrd, M.D.F. / Bulletin Board
Historic Preservation Distribution List
Distribution List

REMARKS (continued):

The 436-foot, 28-story Pacific Telephone and Telegraph Co. (PT&T) building is bound by New Montgomery Street on the east, Natoma Street on the south, and Minna Street on the north. The building is located on a relatively flat 23,544-square-foot lot and occupies the entire block's New Montgomery Street frontage. The building is constructed in an "E" shape with a porte-cochere and an entrance to the basement parking area fronting Natoma Street and the main pedestrian entrance fronting New Montgomery Street.

The proposed project would convert the historic PT&T building from an office to a residential use with ground-floor commercial use (restaurant/bar and retail space).¹ As part of the proposed conversion, portions of the 27th floor (added in 1951) would be demolished and replaced with a one-story vertical addition. Additionally, a one-story glazed canopy would be constructed at the rear façade to improve the existing porte-cochere. The conversion would also include a seismic retrofit of the existing building. The proposed project would preserve and rehabilitate the exterior of the structure while removing most of the interior spaces in order to install the seismic improvements and accommodate the residential and commercial uses.

The existing basement would accommodate up to 24 off-street parking spaces, 42 bicycle parking spaces, and a fitness/spa area accessory to the residential use. The sub-basement level below the parking garage would contain building storage/mechanical rooms and residential storage units. The ground floor would include 5,960 square feet of restaurant use, 2,740 square feet of retail/bar use, a reconfigured porte-cochere fronting Natoma Street, and the historic lobby. The second through the 26th floors would accommodate 118 dwelling units. While the exact unit types and mix has yet to be finalized, the project would include approximately 22 studio and one-bedroom units, 55 two-bedroom units and 41 three-bedroom units. The 27th floor would include a library and a dining room for building residents. The top floor would feature a roof-top terrace. Mechanical space would be located throughout the building. The primary pedestrian entrance to the residential units and restaurant uses would be on New Montgomery Street. A secondary pedestrian entrance to the residential units would be provided via the porte-cochere on Natoma Street. The porte-cochere would serve as a passenger loading/unloading area for the residential uses, as well as a delivery drop-off zone.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the *San Francisco General Plan* and with applicable zoning designations.

¹ Hornberger + Worstell, September 2008 Project Plans. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2007.1337E.

The project site is located within the boundaries of the Downtown Plan, an Area Plan of the City's *General Plan*. The Downtown Plan is centered around Market Street and covers an area roughly bounded by Van Ness Avenue to the west, The Embarcadero to the east, Folsom Street to the south, and the northern edge of the Financial District to the north. The Downtown Plan is a policy document that has guided growth and development in San Francisco's downtown area for more than two decades. It encourages the expansion of residential uses in and adjacent to downtown because it contributes greatly to downtown vitality, helping to ensure that it remains active after working hours. Currently, the City is undertaking a comprehensive planning effort for the portion of the downtown area around the Transbay Terminal, located 1,200 feet east of the project site. The proposed Transit Center District Plan will build on the City's 1985 Downtown Plan. This new planning effort will analyze land use and urban form responses to the maturation of the southern side of downtown since 1985 and the infrastructure investments now planned. The preliminary boundaries of the Transit Center District Plan are roughly Market Street to the north, Main Street to the east, Clementina Street to the south, and Third Street to the west. The project site is within the proposed Transit Center District Plan.

The site is located within Downtown Office District (C-3-O) where residential and commercial uses are permitted. Residential uses are principally permitted in the C-3-O district up to a dwelling unit density threshold of one unit per 125 square feet of site area. The 23,544-square-foot project area would allow for up to 188 dwelling units. At 118 dwelling units, the proposed project is within the allowable density. The existing building is a legally nonconforming structure because it exceeds the maximum allowable Floor Area Ratio (FAR) of 9:1 and the maximum allowable height of 150 feet. Section 134(a) of the *Planning Code* provides that the minimum rear yard depth for residential uses in C districts shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. The proposed project would not conform to the rear yard requirement and would require an exception pursuant to *Planning Code* Section 309. Further, *Planning Code* Section 152.1 requires that residential projects between 200,001 and 500,000 square feet provide two off-street loading spaces. The proposed project would not provide any off-street loading spaces and thus, would seek an exception per Section 309 of the *Planning Code*.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.54-acre (23,544-square-foot) project site is located within a fully developed area of San Francisco. The surrounding properties to the north, east and south are generally office buildings with ground floor retail, with a few residential buildings within the project site vicinity. To the north of the site is a mid-rise office building at 116 New Montgomery Street known as the "Rialto Building". Further north, at the intersection of New Montgomery Street and Market Street, is the Sheraton Palace hotel. To the east of the site, across New Montgomery Street, is an office building with ground floor retail and a residential building (199 New Montgomery Street). To the south of the site, is a mid-rise building owned by the Academy of Art University. To the west, the project site is adjacent to the San Francisco Museum of Modern Art (MOMA) parking garage and beyond that the MOMA itself. Southwest and northwest of the project site are the W hotel (corner of Third

and Howard Streets) and the St. Regis hotel (corner of Third and Minna Streets), respectively. The proposed project would be properly characterized as in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The proposed adaptive reuse project involves converting an exiting office building to residential and retail uses. The project site is within a fully developed urban area and is completely covered with the existing building and paved surfaces and as such, does not provide habitat for any endangered, rare or threatened species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Transportation: The 138 New Montgomery Transportation Study analyzed transportation impacts of the proposed project.² The following section presents the findings of this analysis. Overall, during the PM peak hour, the proposed project is anticipated to result in 68 net-new auto person-trips, 223 net-new walk/other trips, and a net decrease of 43 transit trips.³ During the PM peak hour, the proposed project would generate 45 net new vehicle trips and would result in a demand for 196 off-street parking spaces. The project would also generate a demand for three loading spaces during the peak hour and two loading spaces during the average hour.

Traffic Impacts: Under Existing Conditions, seven of the ten study intersections in the immediate vicinity of the project site operate at an acceptable Level of Service (LOS) of D or better during the weekday PM peak hour.^{4,5} The intersections of Third/Kearny/Market Streets, First/Mission Streets, and New Montgomery/Howard Streets operate at LOS E. In general, the addition of project-generated traffic would result in relatively small changes in the average delay per vehicle at the study intersections, and all study intersections would continue to operate at the same LOS as under the Existing Conditions. Vehicle trips generated by the proposed project would travel through these three intersections that currently operate at LOS E conditions; however, the proposed project traffic would not represent a considerable contribution to the Existing plus Project intersection operating conditions. Therefore, the proposed project would result in less-than-significant traffic impacts.

² LCW Consulting, 138 New Montgomery Transportation Study, October 28, 2008. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2007.1337E.

³ The net reduction in transit trips is a result of the transit mode share for the previous office use being higher than for the proposed residential use.

⁴ Level of service is a qualitative description of the operational performance of an intersection, based on the average delay per vehicle, ranging from LOS A (free flow or excellent conditions with short delays per vehicle) to LOS F (congested or overloaded conditions with extremely long delays per vehicle). Typically, LOS A through D are considered excellent to satisfactory service levels, LOS E is undesirable, and LOS F conditions are unacceptable.

⁵ Seven of the study intersections are signalized and three of the study intersections are not signalized.

Under the 2030 Cumulative Conditions, eight of the ten study intersections would operate at LOS E or LOS F during the PM peak hour (as compared to three intersections operating at LOS E under Existing Conditions). The proposed project's share of future traffic growth at signalized intersections that would operate at LOS E or LOS F under 2030 Cumulative Conditions would be less than 5 percent. The project would generally add traffic to movements that would continue to operate satisfactorily. Based on an examination of the traffic volumes that determine overall LOS performance at these intersections, the project's contributions to adverse cumulative conditions would not be cumulatively considerable and thus not significant at the six signalized intersections operating at unacceptable LOS. Two of the unsignalized intersections, Second/Natoma Streets and New Montgomery/Natoma Streets, would operate at LOS E and LOS F, respectively, during the PM peak hour under the 2030 Cumulative Conditions. At the unsignalized intersection of Second/Natoma Streets, the project would not add any new trips. At the unsignalized intersection of New Montgomery/Natoma Streets, the project would result in a net reduction in vehicle trips at the eastbound approach that would operate at LOS F. Therefore, the project's contributions to adverse cumulative conditions would not be cumulatively considerable and thus not significant at the two unsignalized intersections.

Transit Impacts: With the numerous Muni lines operating in the vicinity of the project, it is anticipated that most Muni riders traveling to and from the project site would use the closest and least-crowded lines, and that riders would be distributed over a number of lines. The proposed project would result in a net decrease in transit riders traveling to and from the project site, and therefore would not adversely affect transit conditions.

Pedestrian and Bicycle Impacts: Pedestrian trips generated by the proposed project would include walk trips to and from the residential and restaurant uses, plus walk trips to and from the local and regional transit operators. Overall, the project would add about 180 net-new pedestrian trips to the surrounding streets during the weekday PM peak hour. The addition of pedestrian and vehicular traffic generated by the proposed project would not substantially affect pedestrian walkway conditions.

The project site is within convenient bicycling distance of office and retail buildings in the downtown San Francisco and the Financial District and major transit hubs. There are several bicycle routes nearby, including along Howard, Folsom and Second Streets. Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to affect bicycle travel in the area.

Parking Impacts: The proposed project would generate a long-term residential parking demand for about 168 spaces, and a restaurant short-term and long-term demand for 28 spaces, for a total of 196 spaces. The demand for 168 spaces would not be accommodated within the residential parking supply of 24 parking spaces, which would result in a shortfall of 144 spaces. This overnight shortfall could be accommodated on-street, or within overnight off-street parking facilities in the study area, where the evening parking occupancy is 58 percent. During the weekday midday, there would be a parking shortfall of between 138 and 172 parking spaces. Since the project would generate additional parking demand during the weekday midday, the midday parking occupancy in the

study area garage facilities would be expected to increase from 77 percent to 79 percent. It is anticipated that some of the midday demand would be accommodated within the adjacent SFMOMA parking garage, which generally has a midday peak occupancy level of 75 percent.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The proposed project is located in an area well served by public transit, bicycle routes and off-street parking facilities.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Loading Impacts: The loading demand generated by the proposed project would be accommodated within the reconfigured porte-cochere on Natoma Street, within existing commercial vehicle spaces adjacent to the project site on New Montgomery Street, and within existing commercial vehicle spaces along Natoma and Minna Streets. Therefore, the proposed project would not result in significant loading impacts.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new use would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet, and retail development greater than 87,000 gross square feet to result in potentially significant vehicular emission impacts. The proposed project would create 118 residential units with approximately 8,700 square feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

The Air Resources Board (ARB) established its statewide comprehensive air toxics program in the early 1980's. The ARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. The ARB identifies 244 substances as Toxic Air Contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Recent air pollution studies have shown an association between proximity to high traffic roadways and respiratory and other non-cancer health effects. Other studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California. In response to this recent research, the ARB published its *Air Quality and Land Use Handbook* in 2005, with the recommendation that local agencies "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day." This recommendation is based on studies that show health risk from traffic generated pollutants evident within 500 feet of major roadways (particularly for downwind receptors).

The roadways within 500 feet of the project site collectively carry 101,091 vehicles per day.⁶ Since the proposed project intends to locate sensitive residential receptors within an area exposed to over 100,000 vehicles per day, an evaluation of whether the project could result in adverse health impacts

⁶ State of California Environmental Health Investigations Branch, California Environmental Health Tracking Program Distance-Weighted Traffic Volume Tool, Accessed online at http://www.ehib.org/traffic_tool.jsp on May 5th, 2008.

related to air quality was conducted by the San Francisco Department of Public Health (DPH).⁷ Specifically, the DPH performed an analysis of annual exposure to roadway-related particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). The analysis concluded that the maximum average annual exposure to PM_{2.5} would be approximately 0.02 micrograms per cubic meter (ug/m³) at the New Montgomery side of the building. This level of exposure is below the threshold of 0.2 ug/m³ of PM_{2.5}. Therefore, the proposed project would not result in potentially significant human health effects.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Historical Resources: Impacts of the proposed project on the historic PT&T building were analyzed in the Planning Department's *Historic Resource Evaluation Response*, which is informed by the Historic Resource Evaluation Report and information prepared by the project architects for the Landmark Preservation Advisory Board.^{8,9} The following section presents the findings of this analysis. The subject building was designed by San Francisco architects J.R. Miller, T.L. Pflueger, and A.A. Cantin in the High Rise Art Deco architectural style and constructed in 1925 for the Pacific Telephone and Telegraph Company to house their Pacific coast division offices. The building is rated as Category 1 (Significant) under the Downtown Plan, a contributor to the New Montgomery-Second Street Conservation District, was included in the 1976 Architectural Survey, and was assigned a rating of "A", the highest possible rating, in the 1978 Downtown Survey. Although the property is not included on the National Register of Historical Places or the California Register of Historic Resources, it is eligible for an individual listing and therefore, is considered an historical resource under CEQA.

⁷ Thomas H. Rivard, Senior Environmental Health Specialist, San Francisco Department of Public Health, 140 New Montgomery Street Exposure Analysis, June 11, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

⁸ Angela Heitter, Planning Department Preservation Technical Specialist, *Historic Resource Evaluation Response*, October 3, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E and is attached to this Certificate of Determination.

⁹ Page & Turnbull, Inc., *Historic Resource Evaluation Report*, 140 New Montgomery Street, November 2, 2007. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

The property's conversion from office to residential use with street level commercial space in the manner proposed would retain the majority of the building's infrastructure and distinctive architecture. Some exterior and interior alterations to the building are necessary to convert the property to a residential use. The major alterations to occur to the exterior are: addition of a one-story glazed canopy at the rear façade to improve the existing porte-cochere; demolitions of portions of an addition constructed in 1951 and construction of a one-story vertical addition at the 27th floor; new entrances inserted at the ground floor for commercial uses; window replacements at the third level and at each level above; and roof decks.

Exterior materials would be protected and maintained, and repaired where necessary. Analysis shows that the existing terra cotta tile exterior skin of the building has experienced surface deterioration, such as glaze spalling, biological growth beneath the glaze, limited bisque spalling, cracking and deteriorated mortar joints.¹⁰ Cosmetic repairs to the terra cotta and brick glaze, and bisque – both the original 1925 tiles and the 1980s replacement tiles – would take place using acceptable practices and methods for masonry repair; no major terra cotta block replacement would be anticipated. The historic steel windows were thoroughly analyzed. The windows would require replacement because of the severity of their deterioration. The project proposed to retain the historic windows closest to the street on the first and second floors. All the remaining windows from the third floor up would be replaced. The new windows would match the old in muntin design, color, and frame dimensions; however, due to the vulnerable composition of steel, the new material would be aluminum. The operability of the new windows would appear as double-hung, but the lower sash would be hinged to allow easier maneuverability of the heavy sash and easier cleaning ability for residents. The Planning Department's preservation specialist concluded that the proposed window replacement would be an acceptable option that is compatible with the original steel windows, and also takes into account the new residential use.

Interior alterations would include seismic strengthening, upgrades to mechanical systems, reconfiguration of the circulation pattern, and general alterations associated with residential conversion. Interior space attributed as publicly accessible, and thus subject to CEQA, is the historic lobby at the ground floor accessed via New Montgomery Street. The lobby maintains a high degree of architectural and artistic integrity. The lobby is characterized by its "I"-shape configuration with ten centralized elevators, Italian marble wall paneling and flooring, and the Michael Goodman painted plaster ceiling. The lobby concludes at the rear of the building with a glazed bronze entry. Minimal alterations to the space would include a new elevator opening at the rear corner of the lobby to service the below-grade garage, enclosure of six elevator entrances keeping the lobby doors and finishes intact, and replacement of non-original light fixtures and glazing at the rear lobby entry. The glazing in the lobby, a character-defining feature, both above the main entry and at the rear lobby entry, were found not to be original to the date of construction, but rather installed in the 1930s. While not original, the glazing alterations have acquired significance in their own right. The proposed replacement of the rear lobby glazing with clear glass is judged to be a viable, less intrusive alternative after evaluation of other security options. The alterations to the public interior-lobby space would, therefore, not have an adverse impact that materially impairs the significance or integrity of the historical resource.

¹⁰ Hornberger + Worstell and Wilson, Meany and Sullivan, *138 New Montgomery Landmark Preservation Advisory Board*, October 15, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

Overall, the project would be consistent with the relevant Secretary of the Interior's Standards for Rehabilitation, specifically Standards #1, #2, #3, #5, #9, and #10. The proposed repairs and replacement of historic features of the historic building would also meet the relevant Secretary of the Interior's Standards for Restoration, specifically Standards #2, #3, #4, #5, #6, #7, and #8. Since the proposed project would be consistent with all the applicable Secretary of the Interior's Standards, it would not cause a substantial adverse change in the significance of the resource. Therefore, the proposed project would result in a less-than-significant historical resources impact.

Hazards and Hazardous Materials: A Phase I Environmental Site Assessment (ESA) was prepared for the 138 New Montgomery Street project in June of 2007.¹¹ The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The information presented in the Phase I ESA is summarized below.

Historical listings for the subject property indicate that prior to construction of the existing building in 1925 the site was used for residential dwellings, a blacksmith shop, a livery, a horse market, stables, a coal gasification plant identified as "Palace Hotel Gas Works", and Pacific Bell office/storage. The coal gasification plant was used to obtain gas for fuel for the Palace Hotel. It generated waste sludge and oils that were likely deposited on site. However, any waste materials below the building site would have been excavated for the construction of the basement and foundation of the existing building.

The City has adopted an ordinance (Ordinance 253-86, signed by the Mayor on June 27, 1986), which requires analyzing soil for hazardous wastes within specified areas, known as the Maher area, when over 50 cubic yards of soil is to be disturbed and on sites specifically designated by the Director of Public Works.¹² According to the DPH, the subject site was constructed on fill materials placed on-site in 1907 and is located within the boundaries of the Maher area. The proposed project would not result in the disturbance of 50 cubic yards of soil or more.¹³

Storage Tanks. Two underground storage tanks (USTs) were previously located on the Pacific Bell parking garage property adjacent to the project site. These included a 5,000-gallon diesel UST (1971-1999) and a 10,000-gallon gasoline UST (1988-1997). The diesel UST was removed in 1999 and, based on reviewed documentation, no evidence of tank leaks or spills were observed during its closure. The gasoline tank

¹¹ Strata Environmental, *Phase I Environmental Site Assessment for Pacific Bell Telephone Company Building*, June 2007. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

¹² The Maher Ordinance applies to that portion of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed.

¹³ Scott Mattoch, Project Sponsor, electronic communication with Viktoriya Wise, Planning Department staff, September 11, 2008.

was removed in 1997. Observed soil contamination during the closure of the gasoline UST was excavated and properly disposed of in a Class III landfill facility. Both tanks were removed in accordance with applicable regulations and received notices of completion from the DPH stating that no further action was required.

The project site currently maintains two diesel fuel aboveground storage tanks (ASTs) for backup of mechanical equipment. A 5,000-gallon AST is located outside of the building (in the porte-cochere) and an approximately 50-gallon AST is located in the basement of the building. The 5,000-gallon tank is used to supply the 800 KW emergency generator and the diesel from the 50-gallon tank is used to fuel the emergency water pumps as part of the fire protection system. The project site also contains an approximately 4,400-gallon underground storage tank (UST) in a vault under the floor of the sub-basement and New Montgomery Street. This tank had supplied fuel oil for the boiler and had been abandoned in the mid 1970s. Based on the investigation conducted for the Phase I ESA, the tank appeared to contain fuel oil, indicating that the tank was not emptied when it was taken out of service. In June of 2007, it was determined that over 4,000 gallons of fuel oil was present within the UST.¹⁴ In October of 2007 six soil samples were collected around the UST and piping. Total petroleum hydrocarbons as diesel (TPH-D) was detected in five of the samples at concentrations ranging from 1.5 milligrams per kilogram (mg/kg) to 27 mg/kg. No BTEX constituents were detected in any of the samples. Several attempts were made to rinse the UST in June and October of 2007 through the fill pipe leading into the UST. In July of 2008, the UST sump was uncovered and the UST re-rinsed. Following rinsing, inspection of the interior of the UST indicated the tank had been satisfactorily cleaned. In August of 2008, the UST was closed in place and piping removed and transported to Ecology Control Industries facility in Richmond, California. On October 24, 2008, DPH issued a Notice of Completion for the removal of this tank, which states, "Based on the analytical results of the soil and/or water sampling, further site investigation and cleanup is not required at this time."¹⁵

Building Asbestos. Due to the age of the existing structures, asbestos-containing materials may be found within the existing on-site structure proposed to be altered. Phase I ESA states that suspect asbestos containing materials were observed in the building in the following materials: vinyl floor tiles, ceiling tiles, cementitious transite panels, and thermal system insulation. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

¹⁴ Shaw Environmental, Inc., *Underground Storage Tank Closure Report, Former AT&T Facility, 140 New Montgomery Street, San Francisco, California*, September 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

¹⁵ San Francisco Department of Public Health, *Notice of Completion - Underground Storage Tank Closure*, October 24, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400 as part of File No. 2007.1337E.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building, of which portions would be demolished as part of the proposed project, it may contain lead-based interior or exterior paint. Demolition must comply with Chapter 34, Section 3407 of the *San Francisco Building Code*, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 sf or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to

commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects and therefore, is appropriate exempt under Class 32 of the *CEQA Guidelines*.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Viktoriya Wise
Project Address: 134-140 New Montgomery Street
Block/Lot: 3722/008
Case No.: 2007.1337E
Date of Review: October 3, 2008
Planning Dept. Reviewer: Angela Heitter
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PROPOSED PROJECT

☐ Demolition ☒ Alteration ☒ New Construction

PROJECT DESCRIPTION

Based on plans submitted September 2008, the proposal is the conversion of the historic Pacific Telephone and Telegraph Co. Building located at 134-140 New Montgomery Street from an existing office use to 118 residential units with ground-floor restaurant and retail uses. The existing structure contains approximately 369,380 total square feet (sq. ft.) comprised of approximately 300,000 sq. ft. of residential use from the 2nd floor to the 26th floor; approx. 8,700 sq. ft. of restaurant/retail use on the ground floor; approx. 17,600 sq. ft. of residential amenities at the basement and 27th floor; approx. 9,900 sq. ft. for a below-grade parking garage to accommodate up to 24 off-street parking spaces accessible from Natoma Street; and 33,000 sq. ft. of general circulation, storage rooms, elevator machine rooms, and other mechanical rooms throughout all levels. As part of the proposed conversion, a one-story glazed canopy will be constructed at the rear façade to improve the existing porte cochere; portions of the 27th floor constructed in 1951 will be demolished; a one-story vertical addition at the 27th floor will be constructed; introduction of seismic upgrades; and preservation and rehabilitation the existing structure for residential use, including window replacement and repairs to the terra cotta, brick walls, roof decking, and parapets.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject steel-frame building was designed by San Francisco architects J.R. Miller, T.L. Pflueger, and A.A. Cantin in the High Rise Art Deco architectural style and constructed in 1925 for the Pacific Telephone and Telegraph Company (PT&T) to house their Pacific coast division offices. The building is rated as Category 1 (Significant) under the Downtown Plan, a contributor to the New Montgomery-Second Street Conservation District, was included in the 1976 Architectural Survey, and was assigned a rating of "A", the highest possible rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The Pacific Telephone and Telegraph building is also noted in numerous architectural publications, including *Splendid Survivors*. Although the property is not included on the National or the California Registers, it is eligible for an individual listing.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of New Montgomery, between Minna and Natoma Streets, within the New Montgomery-Second Street Conservation District, and is within the C-3-O (Downtown Office) Zoning District and 150-S Height and Bulk District. The PT&T building is located on a 160'-4" x 146'-11" rectangular parcel in a character-defining "E"-shape, and sitting among the City's densely urban office district of the South of Market neighborhood.

As a result of the City's continued growth and need for newer and larger commercial buildings from the 1880s to the 1920s, much of the need was found south of Market Street. Initially planned as an extension of the ever-popular Montgomery Street, New Montgomery Street was the southern extension of this commercial corridor. Between 1907 and 1929, several large-scale office and commercial buildings were constructed along New Montgomery Street, characterized by large footprints occupying the entire parcel, if not the entire block, monumental massings, and fine terracotta and stone detailing. Examples include the Palace Hotel (reconstructed in 1909), the Sharon Building (1912), the Furniture Exchange Building (1920), and the subject PT&T Building (1925).

The building occupies the entire New Montgomery Street and Minna Street frontages without setbacks. The surrounding properties to the north, east and south are generally office buildings with ground floor retail or restaurant. Across New Montgomery (east) from the project building is an office building occupied by the Red Envelope Company and the 199 New Montgomery residential building. To the south is a mid-rise office building owned by the Academy of Art, and to the west is the San Francisco Museum of Modern Art and it's associated parking garage. To the north of the subject building is a mid-rise office building known as the Rialto Building. Generally, the subject block and the surrounding blocks within the Conservation District contain a high concentration of historic resources, whereupon modern structures are located farther west along Third Street or east along First Street.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the preparer / consultant and other parties.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1925-1958

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; the subject property is eligible for the Register.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The building is eligible for listing in the California Register as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. As noted above, the subject property was constructed in 1925, at a time that real estate financing and construction technology provided for a nationwide real estate development boom. The real estate boom was a particularly important event in San Francisco in establishing the City's financial core with numerous high rise structures. Examples include the Russ Building (1927), Shell Building (1929), and the Mills Tower (1931). The subject building was constructed in response to the Earthquake and Fire of 1906, when the telephone company's original building was destroyed and the South of Market area struck a second wave of reinvestment. The building also represents the development of the telephone in San Francisco and the greater Pacific region, as thoroughly researched in the historic resource evaluation prepared by Page & Turnbull. At the time of completion, the PT&T Building was the tallest building west of Chicago and was the first high rise building on the West Coast to be occupied entirely by one company, marking the importance of commerce in San Francisco.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The PT&T Building does not appear to be eligible under Criterion 2 (Persons). As stated in the historic resource evaluation produced by Page & Turnbull, prominent persons have been associated with the Building, but the lack of intimate association does not justify its inclusion under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The PT&T Building is eligible under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of the Art Deco style in the Bay Area and represents the earliest type of skyscraper west of Chicago at the time of its completion. The PT&T is also representative of the work of three prominent Bay Area architects J.R. Miller, T.L. Pflueger and A.A. Cantin, as fully described in the historic resource evaluation.

The interior public spaces also exhibit high artistic values through the continued use of Art Deco detailing, such as the bronze screened entranceways and the first floor main lobby containing theatrical Chinese motif by artist Michael Goodman.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While few parcels on the surrounding blocks contain contemporary construction, the subject property maintains its setting among many other historical resources which make up the New Montgomery-Second Street Conservation District, thereby the property has been able to maintain integrity of setting and association. Distinctive façade elements such as the terra cotta cladding, molded terra cotta forms at the parapet, ornament on the window spandrels and mullions, original steel windows, and bronze screened entry remain intact. Several terra cotta ornamental sculptures and cladding have undergone significant repairs, replacement with composite materials or full removal, but these are limited in number, thereby the Art Deco skyscraper retains the majority of original materials and the workmanship of its design. The property has retained sufficient integrity in all aspects and has the ability to convey its significance.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration.)

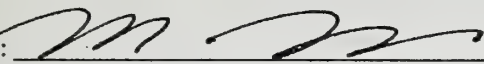
☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 10-3-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

Section 4. Secretary of the Interior's Standards – Continuation Sheet

Notes: The property's conversion from office to residential with street level commercial space in the manner proposed will retain the majority of the building's infrastructure and distinctive architecture. Some exterior and interior alterations to the building are necessary to convert the property to a residential use. The major alterations to occur to the exterior is the addition of a one-story glazed canopy at the rear façade to improve the existing porte cochere; portions of the 27th floor constructed in 1951 will be demolished; a one-story vertical addition at the 27th floor will be constructed; new entrances inserted at the ground floor for commercial uses; window replacement at the third level and at each level above; and roof decks.

The one-story glazed canopy at the rear of the building will be structurally independent from the building and serve to cover a portion of the existing porte cochere. The size and scale of the canopy, and its location on a secondary façade, create little intrusion on the building's historic character or site. Because it is structurally independent and designed in a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.

The 27th floor was originally the roof deck and mechanical penthouse/tower of the building, but an expansion of the penthouse occurred in 1951 for storage and telephone equipment. This portion of the building was not constructed during the period of significance and considered non-contributory to the historical resource. The proposal is to demolish a portion of the 1951 expansion to install mechanical features. The proposed addition to the north side is to accommodate common space for the residents. The alteration, partial demolition of, and addition to the 1951 penthouse will not require removal of the existing parapet or features that characterize the property, and the proposed addition will be extensively screened by the height of the existing parapet.

The conversion of offices that flank each side of the lobby into ground floor commercial spaces necessitate service entries and commercial entries on the front façade and north façade of the ground floor. The proposal is to remove the recessed granite bases below select existing windows to install new metal framed doors with compatible light configurations. The additional means of access is limited to the width of the existing architectural framework and alters little character-defining features of the exterior. Cantilevered canopies constructed of steel and glass are aligned with the steel mullions and repeat the muntin pattern in a compatible, but differentiated, design. Business signage is limited to plaques affixed to the masonry wall and attached to the proposed canopies.

Exterior materials will be protected and maintained, and repaired where necessary. Per analysis by Simpson, Gumpertz and Heger, Inc., the existing terra cotta tile exterior skin of the building has experienced surface deterioration, such as glaze spalling, biological growth beneath the glaze, limited bisque spalling, cracking and deteriorated mortar joints. Cosmetic repairs to the terra cotta and brick glaze, and bisque – both the original 1925 tiles and the 1980s replacement tiles - will take place using acceptable practices and methods for masonry repair; no major terra cotta block replacement is anticipated.

The building's architectural design steps in at several levels and as a result creating flat roof areas with decorative parapets; these levels are found at the 19th, 23rd, 27th, and 28th floors. The 19th floor has three roof areas at the southeast, northeast, and northwest corners with low-height parapets. The 23rd floor is recessed at each façade with a terra-cotta formed parapet with height suitable as a railing, but the forms have large voids. The 27th floor exists behind a large solid parapet with limited windows.

The 28th level is largely a roof deck on top of the 1951 expansion. The proposal is to provide common and private useable open space for the residents at each of the roof levels. Access will be provided at the 19th and 23rd floors from the residential units, which necessitates lengthening window openings for door openings. These access points are found to remove only minimal portions of masonry within the opening; the entrances do not widen the opening or affect the spandrels or vertical columns.

Where parapets do not exist or are of insufficient railing height, a clear glass guardrail will be installed. Additionally, where parapet voids exist at the 23rd floor, glass will be affixed within the void to meet safety codes. A 6-ft. tall clear windscreen will be added to the 28th roof level to accommodate the roof terrace and serve as a railing. Select recessed terra cotta panels within the parapet of the 27th floor will be replaced with glazing to provide natural light into the residential common use rooms. The addition of new glazed railings, windscreens, and glazings within the parapets do not significantly alter, obscure, change the interpretability or require large removal of character-defining features.

In the report prepared by Simpson Gumpertz & Heger, Inc., the documentation, conditions assessment, analysis and recommendations were performed for the windows, masonry (brick and terra cotta) facades, and waterproofing of roofs and terraces. The historic steel windows, in particular, were thoroughly analyzed and found that because of the severity of deterioration, the windows will require replacement. The project proposes to replace the windows of the 3rd floor and above, retaining the historic windows closest to the street on the first and second floors. The new windows will match the old in muntin design, color, frame dimensions, but due to the vulnerable composition of steel, the new material will be aluminum. The operability of the new windows will appear as double-hung, but the lower sash is hinged to allow easier maneuverability of the heavy sash and easier cleaning ability for residents. The proposed window replacement is an acceptable option that is compatible with the original steel windows, and also takes into account the new residential use.

Interior alterations include introduction of seismic upgrades; upgrades to mechanical systems; reconfiguration of the circulation pattern from double-loaded office hallways to single-loaded residential hallways; and general alterations associated with a residential conversion. Interior spaces attributed as publicly accessible is the historic lobby at the ground floor entered via New Montgomery Street and maintains a high-degree of architectural and artistic integrity. The lobby is characterized by its "I"-shape configuration with ten centralized elevators, Italian marble wall paneling and flooring, and the Michael Goodman painted plaster ceiling. The lobby concludes at the rear of the building with a glazed bronze entry. Minimal alterations to the space include a new elevator opening at the rear corner of the lobby to service the below-grade garage, enclosure of six elevator entrances keeping the lobby doors and finishes intact, and replacement of non-original light fixtures and glazing at the rear lobby entry. The glazing in the lobby, a character-defining feature, both above the main entry and at the rear lobby entry, were researched and found not to be original to the date of construction, but rather installed in the 1930s. While not original, the glazing alterations have acquired significance in their own right. The proposed replacement of the rear lobby glazing with clear glass was judged to be a viable, less intrusive alternative after evaluation of other security solutions. The alterations to the public interior lobby space are deemed not to have an adverse impact that materially impairs the significance or integrity of the historical resource.

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Overall, the project is found to meet the relevant Secretary of the Interior's Standards for Rehabilitation, specifically Standards #1, #2, #3, #5, #9, and #10. The approach to repairs and replacement of historic features of the historic building is found to meet the relevant Secretary of the Interior's Standards for Restoration, specifically Standards #2, #3, #4, #5, #6, #7, and #8.



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AUG 21 2008

ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

Owner/Agent Information

Property Owner: Glenn Fong /Ann Chen Tel.No: 415-806-7424
Address: 687 Moultrie Street. SF, CA 94110 Fax No. 650-742-2752

Project Contact: Glenn Fong Tel.No.: 415-806-7424
Address: Same as Above Fax No.: 650-742-2752
Email: gfong01@yahoo.com

Site Information

Site Address(es): 687 Moultrie Street. SF, CA 94110
Nearest Cross Street(s): Ogden Street
Assessor's Block(s)/Lot(s): 5723/016 Zoning District(s): RH-1 & Bernal Heights Special Use
Site Square Footage: 1,750 sq ft Height/Bulk District(s): 9
Present or Previous Use of the Site: Owner Occupied

Does the project site have an average slope greater than 20 percent? No
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Yes (Please See HRER Report Enclosed)

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: Single Family living

Estimated Construction Cost: \$150,000

Previous Environmental Review: None Case No.: None

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Variance: Footprint will be altered

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

(See Attached Sheet)

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

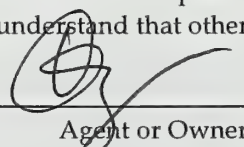
Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	X
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	X
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	X
Check payable to <u>San Francisco Planning Department</u>	X
Application signed by owner or agent	X
Letter from property owner(s) authorizing agent to sign Application	n/a
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	X
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	X
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____ Date: 8/19/2008


Agent or Owner

Print full name of applicant: Glenn Fong

(This space for staff use only)

Fees: ☐ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e) Existing Facilities

Class 1(e): Additions to existing structures provided that the addition will not result in a increase more than 10,000 SF.

MR. Valley 10/30/08 3



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Viktoriya Wise
Project Address: 687 Moultrie Street
Block/Lot: 5723/016
Case No.: 2008.1029E
Date of Review: October 27, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing free-standing garage and construction of a new two car garage with loft and horizontal extension of existing single-family residence to connect to new garage structure. Historic Preservation Consultants Kelley & Verplanck prepared a Historic Resource Evaluation Report (March 2008) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water Company records indicate that the first water connection at subject property was made in 1896, which provides a likely construction date for the subject building. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south slope of Bernal Heights on the northeast corner of Moultrie and Ogden streets. The immediate context is a mixture of single-family homes and flats with dates of construction that vary from pre-1906 to 1964. Visual continuity is mixed in terms of style.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or

☐ Yes☒ No☐ Unable to determine

Persons: or

☐ Yes☒ No☐ Unable to determine

Architecture: or

☐ Yes☒ No☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Supplemental Information Form for Historic Resources, the subject building was constructed circa 1896, which is when Spring Valley Water records note the first water connection at the property. The 1899 Sanborn map shows the subject building described as one-story over basement with an open porch. A one-story stable is located at the end of parcel along Moultrie Avenue. By the 1914 Sanborn, the subject building has been raised to two-stories and divided into two flats. Although there are no building permit records, it is possible that the increased size and number of units coincided with the post-earthquake housing shortage experienced throughout San Francisco.

While the building represents early construction in the Bernal Heights area, it does not appear to be associated with significant events or patterns of development nor is it associated with the post-earthquake reconstruction. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story, wood frame structure, single-family dwelling located at the rear of the parcel. The building is designed as a vernacular Folk Victorian cottage in an L-shaped plan and is clad in rustic wood siding and has a cross gable roof. Wood steps lead to a raised entrance hall addition at the throat of the L. The building is fenestrated by double-hung vinyl windows. There is a one-story garage at the Moultrie (west) end of the parcel and a small yard separating the two buildings on the parcel.

Sometime before the 1914 Sanborn map was published, the building was enlarged and divided into two flats. Additional outbuildings were also added to the property sometime before 1914; these buildings have since been removed (date unknown). At unknown dates, the entrance porch was enclosed and vinyl windows were installed.

A simple vernacular residential building in a vernacular style, the subject property is not architecturally significant nor does it represent the work of a master or possess high artistic value. As such, the subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff concurs with the Kelley & Verplanck report that the subject property has undergone significant alteration (at unknown dates) and generally lacks integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Not applicable.

-
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

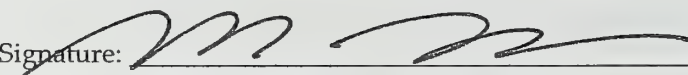
Notes: Not applicable.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the area is eligible for listing as an historic district nor are there known historical resources adjacent to the subject property. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10.23-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\687 Moultrie\Historic Resource Evaluation Response.doc





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0405E
Project Title: 628-632 STEINER STREET
Zoning: RH-3 (Residential, House, Three Family)
40-X Height and Bulk District
Block/Lot: 0822/024
Lot Size: 2656 square feet
Project Sponsor: Jean Orino - (415) 606-4868
Staff Contact: Aaron Starr - (415) 558-6362
aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the east side of Steiner Street between Hayes and Fells Streets in the Alamo Square Historic District. The proposed project includes removing the rusticated base of the rounded bay at the front of the building, and installing a 7.5' wide garage door and a pedestrian door. The rustication pattern would be recreated on the area surrounding the new garage door and passenger door. The proposed project would not increase the square footage or height of the building. The existing three-story Edwardian building is approximately 5,243 sq. ft. and approximately 43' in height (including parapet).

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

Date

CC: Jean Orino, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Supervisor Jake McGoldrick

Bulletin Board
M.D.F.
Exemption / Exclusion File

DOCUMENTS DEPT.

NOV 12 2008

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PUBLIC LIBRARY

preserved are the building's scale, straight run raised entry and classical columns, wood cladding, two rounded bays, a bracketed cornice, rusticated base and double hung curved windows.

The project proposes to remove the rusticated base of the rounded bay at the front of the building, and install a 7.5' wide garage door and a pedestrian door. The rustication pattern would be recreated on the area surrounding the new garage door and pedestrian door.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (Secretary's Standards). It was determined that the proposed project would not be consistent with the Secretary's Standards because the proposal would create a new opening in the primary façade of the building and eliminate a portion of the rusticated base that continues the form of the rounded bay to the ground. Removing this would alter a main character-defining feature of the building, the rounded bay, and remove historic material. However, the proposed changes would not cause a substantial adverse change in the building's significance as a historic resource because the overall massing of the building would not be altered and, on balance, the majority of the building's primary façade details would remain intact and not be altered by the proposed project, and thus able to convey the building's historical significance.

The proposed project would not increase the square footage of the building. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations of existing public or private structures, including adding a garage door to the front facade of existing single-family residence. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project is not consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(a), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 628-632 STEINER STREET
Block/Lot: 0822/024
Case No.: 2008.0405E
Date of Review: October 17, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to remove the rusticated base of the rounded bay at the front of the building, and install a 7.5' wide garage door and a passenger door. The rustication pattern would be recreated on the area surrounding the new garage door and passenger door.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by architect Mathew O'Brian in 1902, is a contributor to the Alamo Square Historic District and has a rating of 2 on the City's 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Steiner Street between Hayes and Fell Streets in the Alamo Square Historic District. The immediate context is characterized by Edwardian and Victorian Era single-family and multi-family homes on standard 25' wide lots.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1870s to 1920s

Notes: The subject building is a contributing resource under Criteria A, for its inclusion in the Alamo Square Historic District and that district's association with the development with the City, and Criteria C, for its architectural contribution to the Alamo Square Historic District.

The Alamo Square Historic District is a significant continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870's to the 1920's. With a wide variety of architectural styles, the district is characterized by its residential character, relatively small scale construction type, materials (principally wood), intense ornamentation (especially at the entry and the cornice), and use of basements and retaining walls to adjust for hillside sites. Most of the original owners were moderately successful businessmen. A higher-than-average percentage of the houses were designed by architects, including a virtual cross-section of the City's better known professionals. With a high degree of integrity to its original designs, the District clearly serves as a visual reminder of how businessmen lived at the late part of the 19th and early part of the 20th century.

The subject building was designed by the architect Matthew O'Brien in 1902 for John Filmer, who also appears to be one of the original tenants. O'Brien was a San Francisco born Irish Catholic who was popular in theater design and is connected with commissions such as the Tivoli, Valencia and Hippodrome. In 1903 O'Brien joined Carl Werner to form the architectural firm O'Brien & Werner, a highly respected and well patronized firm that lasted until approximately 1943.

An Edwardian Era building, 628 Steiner exhibits many of that characterizes of that time, such as a straight run raised entry flanked by classical columns (in this case ionic), wood cladding, two rounded bays, a bracketed cornice with adjacent classically inspired motifs and a rusticated base. It has many of the characteristics identified with Alamo Square including its date of construction, small scale construction type, construction material, heavily ornamented entry and the cornice and that it was designed by a well known architect of the time.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The building appears to have had few if any alterations to it over its life; it retains all seven aspects of integrity.

3. Determination: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

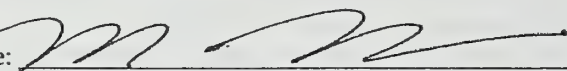
The Standards strongly discourage creating new openings on primary elevations. In San Francisco, we have recognized that sometimes a new opening for a garage on the primary elevation is appropriate so long as it does not destroy the character of the building or specific character defining features, such as bay windows, detailing, and front entrances. This criterion is outlined in Zoning Administrator's Bulletin 2006.1b, which details when and how it is appropriate to add a garage to historic buildings. In this case, the proposal would eliminate a portion of the rusticated base, which continues the form of the rounded bay to the ground. Removing this would alter a main character defining feature of the building, the rounded bay, and remove historic material. Therefore it is not consistent with the Standards or with Zoning Administrator's guidelines for adding garages to historic structures. However, the proposed changes would not cause a substantial adverse change in the building's significance as an historic resource because the overall massing of the building would not be altered and, on balance, the majority of the building's primary façade details would remain intact and not be altered by the proposed project, and thus able to convey the building's historical significance.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Adding a garage to the subject building would not adversely affect the Alamo Square Historic District because the building would still be able to convey its significance. While the some building's original material and detailing would be removed and the building's scale, volume and massing would be impacted by the proposed alterations, the impact is limited to a relatively small area of the front facade. The majority of the building's form and character will remain in tact.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

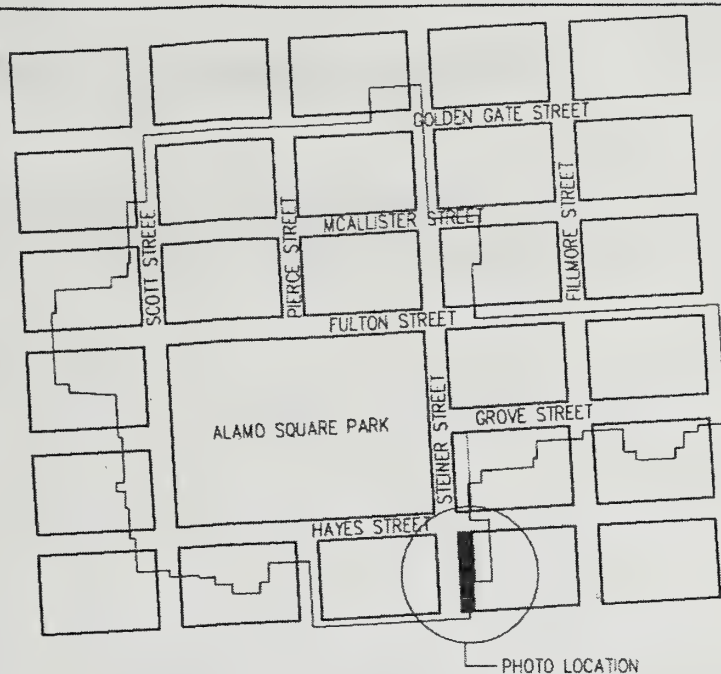
Date: 10-17-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\628 Steiner Street.doc



SUBJECT PROPERTY:
20,632 STEINER STREET



Jean Orino
2422 5th Street
Berkeley, CA 94710
P. 415-606-4868
F. 415-358-8660

REMODEL
628 STEINER STREET
BLOCK NO. 822/LOT NO. 024

CONTEXT PHOTOS

5 MARCH 2008 N.T.S.

A2



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0380E
Project Title: 480 Ellis Street
Zoning: RC-4 (Residential-Commercial Combined High Density)
80-T Height and Bulk District
Block/Lot: 0323/015
Lot Size: 18,906 square feet (sf)
Project Sponsor: Jennifer Dolin, Mercy Housing
(415) 355-7114
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of Ellis Street between Leavenworth Street and Jones Street in a high-density, mixed commercial and residential area of San Francisco's Tenderloin neighborhood. The project sponsor proposes to rehabilitate the Arlington Hotel and alter the commercial and residential space. Constructed in 1907, the building is a contributor to the pending Uptown Tenderloin National

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 31 [State CEQA Guidelines Section 15301(e) and 15331]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Jennifer Dolin, Project Sponsor
A. Light & A. Heitter, Neighborhood Planning Division
T. Frye, Preservation Planner

Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

DOCUMENTS DEPT.

NOV 12 2008

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PROJECT DESCRIPTION (continued):

Register District and is an historical resource for the purposes of the California Environmental Quality Act (CEQA). The existing four-story-over-basement mixed use building is approximately 55 feet high and 69,813 square feet (sf), which includes 14,241 sf of residential use, 11,432 sf of retail space, and 340 sf of hotel-serving office space. The ground floor contains seven retail spaces. The second, third, and fourth floors contain six common kitchens and 173 congregate bedrooms. Of the 173 congregate bedrooms, 82 are tourist hotel rooms and 91 are residential hotel rooms. The Arlington Hotel currently does not provide off-street parking. The project sponsor, Mercy Housing, proposes to convert the existing tourist and residential hotel into a full residential hotel that provides 154 congregate rooms with bathrooms and kitchenettes. All rooms would be 100% affordable to low-income persons.¹ Interior alterations would occur on all floors, including the historic ground-floor lobby. Exterior alterations would include window and storefront replacement, as well as main entry and fire escape modifications. The proposed retail space would be reduced by approximately 3,000 sf to 8,400 sf to make space for utility rooms and office space. The office use in the building, which is for on-site property management and building service personnel, would not include use by outside organizations. The office space would increase by approximately 240 sf for a total of 580 sf. The resulting structure would be approximately 68,502 sf and would remain approximately 55 feet in height with no additional parking.² Per Section 151 of the *Planning Code*, no off-street parking is required for group housing. Project approvals include a Variance from *Planning Code* Section 135 which requires a minimum amount of usable open space for dwelling units and group housing in Residential, Neighborhood Commercial, Mixed-Use, Commercial, and Industrial districts.

REMARKS:

Historical Resources: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 480 Ellis Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated October 20, 2008, the Planning Department determined that the subject property is an historical resource. The October 2008 HRER serves as the source for the following historical resources discussion. The subject property appears to be eligible for listing on the National and California Registers of Historic Places as a contributor to a pending historic district, specifically the North Uptown Tenderloin National Register District. In addition, the existing building at 480 Ellis Street is listed in the Tenderloin informational survey, the San Francisco Architectural Heritage Survey as a building of major importance, and the Un-reinforced Masonry Building (UMB) Survey of 1990.³

The subject building was designed by architect Frank T. Shea and constructed as a 200 room, mid-priced hotel with 89 baths and a dining room in 1907. It is a brick structure with galvanized iron cornice,

¹ Memorandum from Tim Frye, Preservation Planner to Andrea Contreras, Major Environmental Analysis. October 20, 2008. A copy of this memorandum is attached.

² Email from Jim Fagler, project architect, to Andrea Contreras, Major Environmental Analysis. July 9, 2008.

³ The Tenderloin informational and UMB surveys are on file in the Planning Department's Preservation Library at 1650 Mission Street, Suite 400. The San Francisco Architectural Heritage Survey is available for review at SF Heritage, 2007 Franklin Street, San Francisco, CA 94109.

Renaissance/Baroque ornamentation, and brick arch entrance. The lobby has columns and a beamed ceiling. However, the ground-floor space has been remodeled in part to provide neighborhood-serving retail. Despite these alterations, the subject building retains a high level of historic integrity with respect to location, association, design, workmanship, setting, feeling, and materials.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 480 Ellis Street to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards) or if any proposed modification would materially impair the resource.

The Planning Department has determined that the proposed project is not consistent with the Secretary's Standards. However, as designed, the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. Most of the alterations proposed meet the Secretary's Standards. They include the following: replacement of windows would be in-kind, specifically with double-hung wood windows that closely match all exterior profiles and dimensions of the existing historic wood windows; modification of the character-defining fire escapes to eliminate ladders that extend to the roof level, while all other aspects would be retained and repaired; design of the new storefronts in a manner consistent with existing historic storefront configuration, color, texture, materials, exterior profiles, and dimensions; filling of a secondary entrance along Leavenworth done in a manner that would leave a reveal of several inches so that the entrance, although filled, still reads along the exterior façade; lowering of the sill of the ground-floor window along the Leavenworth elevation to accommodate a new door opening consistent with the character-defining features of the subject building; opening a large new ground-floor egress at the rear of the building which would not adversely impact any character-defining features due to its location at the rear and out of public view; and removal of the non-historic entry and installation of a new entry within the existing arched opening. Since there is no documentation to support a historic restoration of the entry, its design would be contemporary and match the overall proportions, scale, materials, color, and texture of other historic main entry systems on like-buildings in the Uptown Tenderloin National Register District. As designed, these alterations would meet the Secretary's Standards.

The remaining alterations proposed to the main lobby would not meet the Secretary's Standards. However, the following alterations would not cause an adverse change in the significance of the historic resource, nor would it materially impair the resource: removal of the main stairs leading to the lobby space and construction of new stairs at the rear of the lobby that would become the primary access to the raised lobby space; and removal of several walls that contribute to the overall spatial layout of the lobby. The alterations to the main lobby would have a minimal impact upon the historic fabric and preserve the historic character of the interior space. This would be done by retaining the elevated level and character-defining features of the main lobby.

The proposed work within the main lobby would remove most of the historic fabric; therefore, the project as a whole cannot be found to meet the Secretary's Standards. While these character-defining features of the main interior lobby would be affected, they would not affect the resource such that it would be materially impaired or incapable of conveying its historical significance. All of the proposed exterior work would meet the Secretary's Standards. The proposed project would also not have an adverse impact on any adjacent or off-site historic resources.

Archaeological Resources: The Planning Department staff archaeologist has determined that the proposed project would not be expected to have a significant adverse effect on archaeological resources.⁴ The proposed project would install two new elevators with pits approximately seven feet deep. Foundation work would be required at the existing brick walls, with ground disturbance not to exceed the depth of the existing two-foot footings. The northeast corner of the ground floor would be lowered approximately two feet so that the garbage room would meet the existing street level of Antonio Alley. No expected significant archeological resources are expected with in the affected soils. Accordingly, the proposed project would not be expected to affect archaeological resources.

Traffic: Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed project would not add net new trips and is estimated to reduce the number of daily person-trips from 3,018 to 1,716. Of the remaining 1,716 trips, 128 would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including vehicles, public transit, walking and bicycling. The proposed project would result in a reduction of about 204 daily vehicle trips, 20 of which would be during the PM peak-hour. The change in area traffic as a result of the proposed project would not be significant relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. There is no off-street parking requirement for group housing uses in the RC-4 district. The proposed project would provide no off-street parking spaces. Therefore, the proposed project would not result in a significant adverse traffic impact.

Conclusion:

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would convert the existing tourist and residential hotel into a 100% affordable residential hotel, without increasing the building's envelope and adhering to the Secretary's Standards when appropriate. The project site is in an urban location well served by all public services with no significant impacts to the surrounding environment. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary's

⁴ Major Environmental Analysis Preliminary Archeology Review for 480 Ellis Street from Randall Dean/Don Lewis, April 21, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0380E.

Standards. The proposed project entails rehabilitation of the historic structure and alterations that meet the Secretary's Standards when appropriate. It is therefore exempt under Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 480 Ellis Street
Block/Lot: 0323/015
Case No.: 2008.0380E
Date of Review: October 20, 2007
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes converting the existing tourist hotel and residential building into a 149 residential rooms with bathrooms and kitchenettes for low-income persons. Interior alterations are to occur on all floors, including the historic lobby at the ground-floor. Exterior alterations include window and storefront replacement, main entry, and fire escape modifications.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a contributor to the pending Uptown Tenderloin National Register District. It was constructed in 1907 and was designed by architect, Frank T. Shea.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located within the pending Uptown-Tenderloin National Register District. The buildings immediate adjacent to the subject site are also contributors to the district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1934

Notes: For more information on the boundaries and the significance of the Uptown-Tenderloin National Register District, please refer to the May 2008 Draft Nomination Form by Michael Corbett.

In pertinent part, the nomination form states,

468-488 Ells Street - Contributor

Arlington Hotel; mid-priced hotel with 200 rooms and 89 baths, dining room; 1907; owners Mar C. Fallon 1907 widow Frank Fallon, S1. Vincent de Paul Society and the Lurie Company 1985; Fran T. Shea architect; 4B stories; brick structure with galvanized iron cornice; stacked pilaster orders; 3-part vertical composition; Renaissance/Baroque ornamentation; vestibule: brick arch order at entry; lobby: columns, beamed ceiling; storefronts: transoms intact; alterations: security gates, aluminum doorway, lobby partly remodeled, storefronts partly remodeled.

The subject building is eligible under the Events and Architecture criteria for the National Register. Of note, any resource that is found to be eligible for the National Register is automatically considered eligible for the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject building retains a high level of historic integrity, including the main lobby on the ground-floor.

-
3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (Go to 6. below)
(Continue to 4.)

☒ Historical Resource Present

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications

would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

The project proposes a number of alterations that meet the Secretary of the Interior's Standards:

- All windows that are to be replaced are to be done so in-kind with double-hung wood windows that closely match all exterior profiles and dimensions of the existing historic wood windows.
- The fire escapes, which are a character-defining feature of the subject building, shall be modified to eliminate the ladders that extend to the roof level, while all other aspects shall be retained and repaired.
- All new storefront systems, footprints, entry doors, and transom glazing shall be done so based upon the existing historic storefront configuration, color, texture, materials, exterior profiles, and dimensions.
- A secondary entrance at the rear of the Leavenworth elevation shall be filled in but will be done so to leave a reveal of several inches at the exterior so that the opening, while ghosted in the masonry, shall still read along the exterior façade.
- The sill of a ground-floor window along the Leavenworth elevation shall be lowered to accommodate a new door opening. This change, while altering a window on a prominent elevation does retain the majority of the historic opening and creates a new entrance that is consistent with the character-defining features of the subject building.

- A large new opening shall be inserted at the ground-floor level at the rear of the subject building. While the new opening shall remove historic fabric, the location of the new opening is at the rear of the property, a secondary elevation, and shall not adversely impact any character-defining features of the subject building.
- A non-historic entry system shall be removed and a new main entry system shall be installed within the existing arched opening. There is no pictorial or documentary evidence to support a restoration the historic entrance, so it shall be designed in a contemporary manner while matching the overall portions, scale, materials, color, and texture of historic main entry systems on like-buildings that exist within the district.

-
- The alterations to the main lobby have been addressed to minimize the impact upon historic fabric and preserve the historic character and spatial relationship of this interior space; however, the proposed changes do not meet the Secretary of the Interior's Standards.

The alterations proposed retain the elevated level of the main lobby; the character-defining wainscoting, beamed ceiling, columns, decorative fireplace and mantle; however, the main stairs that lead up to the lobby space shall be removed and a new stair at the rear of the lobby space will become the primary access to the raised lobby space. Additionally, several walls that make up part of the overall spatial layout of the lobby shall be removed.

The Secretary of the Interior's Rehabilitation Standards state, *"Relocating an interior feature, such as a staircase so that the historic relationship between features and spaces is altered is not recommended."* The Standards also state, *"Altering or destroying interior spaces by...adding or removing walls is not recommended."*

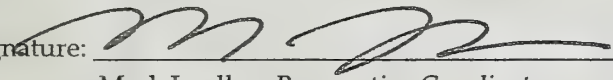
The proposed work within the main lobby will remove the most historic fabric; therefore, the project as a whole cannot be found to meet the Secretary of the Interior's Standards. It is important to note that while these character-defining features of the main interior lobby shall be impacted, the work does not raise to a level that it shall materially impair the resource so that it can no longer convey its significance. All other character-defining features within the lobby spaces shall be retained.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project shall not have an adverse impact upon any offsite adjacent resources. All proposed work on the exterior of the building meets the Secretary of the interior's Standards for the rehabilitation of historic properties.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

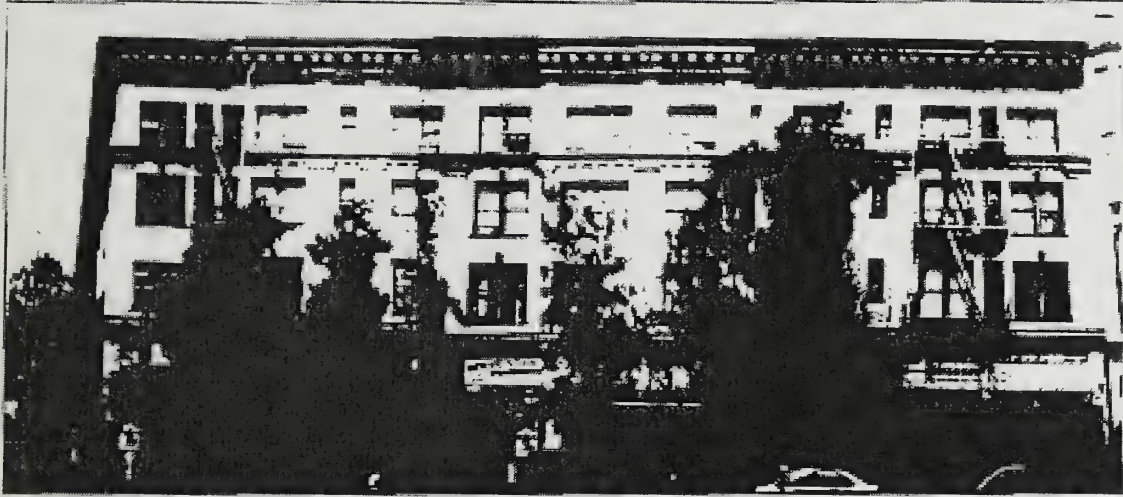
Date: 10-20-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Angela Heitter, Preservation Planner, NE Quadrant.

TF: G:\PROJECTS\HRER2008\Ellis_480_2008.0380E.doc



480 Ellis Street
Case No: 2008.0380E



South façade facing Ellis Street



West façade facing Leavenworth Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.1153E
Project Title: 1566 Sanchez Street
Zoning: RH-2 (Residential, House, Two-Family),
40-X Height and Bulk District
Block/Lot: 6620/004
Lot Size: 2,625 square feet
Project Sponsor: Matt Laughlin - (415) 252-1441, ext. 27
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes a horizontal and vertical addition at the rear of the subject building and the addition of a garage in order to accommodate two off-street parking spaces. As proposed, the new second story would be set back approximately 13' from the front building wall. The project site is located on the west side of Sanchez Street between Valley and 29th Streets, on a block bounded by Noe Street to the south in the Noe Valley neighborhood.

The existing subject building contains approximately 1,000 square feet and provides no off-street parking; with the proposed alterations, the subject building would contain approximately 3,085 square feet and would provide two off-street parking spaces. The subject building would remain a single-family home.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

Date

CC: Matt Laughlin, Project Contact
Delvin Washington, SW Quadrant
Historic Preservation List
Supervisor Bevan Duffy

Bulletin Board
M.D.F.
Exemption / Exclusion File

DOCUMENTS DEPT.

NOV 12 2008

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The existing building on the project site was constructed circa 1889, and was included on the 1966 Here Today historic resource survey. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the Historic Resource Evaluation Response (HREER) Memorandum (attached), the 1566 Sanchez Street property appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it appears to have specific architectural characteristics that definitively embody the Italianate residential building style typical of early residential development in Noe Valley. The subject building appears eligible for inclusion on the California Register.¹

The potential historic district is composed of buildings constructed between 1880-1899 in the Italianate architectural style, which represents the area's first conversion from farm land to residential development. During the period of significance, the immediate area along Sanchez Street at this location was divided into regular Assessor's lots. As noted in the Historic Resource Evaluation, adjacent areas behind the subject property along Valley Street remained farmland longer and were slower to convert from farmland to regular gridded lots².

The subject building is a small-scale Italianate structure typical of residences constructed in the Noe Valley neighborhood in the late nineteenth century. The subject building is very similar in architectural style to the two adjacent properties, 1570 Sanchez Street and 1560 Sanchez Street. The Italianate-style building on the subject property clearly contributes to the historic significance of the district, both through its architectural type and quality and integrity.

The 1566 Sanchez Street building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. It appears that the exterior, street-facing elevation has been minimally altered since its original construction. Interior alterations have been made, and the rear elevation has been significantly altered. Character-defining features of the subject building, such as the window, entrance, and cornice details have been retained and are in good condition.

The subject building has a pitched roof concealed behind a "squeezed" pediment supported by brackets, and is clad in horizontal wood siding. The primary entrance to the single-story structure is accessed through stairs that rise from grade level in the center of the building. A square bay dominates the south end of the street-facing elevation. There are two, narrow, wood double-hung windows on either side of

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Major Environmental Analysis, October 24, 2008.

² Historic Resource Evaluation, Historic Properties West., August 10, 2008. The Historic Resource Evaluation is located in the case docket for Case No. 2008.1153E. This report is available for review by appointment.

the entrance, and two smaller wood, double-hung windows on each side of the square bay. Two smaller windows are located at ground level, one on either side of the primary entrance stairs.

The project proposes to: add a garage at the ground level, and add a vertical and horizontal addition at the rear of the subject building. The proposed new garage door would be located on the north side of the subject building, and would be centered under the pair of wood, double-hung windows above. Two new wood, double-hung windows would be installed centered under the square bay on the south side of the façade, and the existing service door would be removed. The proposed vertical addition at the rear would be set back approximately 13' from the front building wall, and would be minimally visible from the opposite side of Sanchez Street. The proposed addition would be clad in wood siding with wood windows and one door that would access the proposed living roof deck set immediately behind the subject building's front parapet.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:³

- The proposed project would rehabilitate the existing structure, and would continue to utilize the structure as a single-family residential building.
- The project proposes to preserve existing architectural features. The proposed rear addition would be detailed in a manner that is compatible with the existing historic structure, and would also be distinct from the original structure.
- The project proposes to preserve and rehabilitate the majority of the architectural features of the street-facing elevation. The proposed addition would be set-back from the front building wall sufficiently that the form, massing, and scale of the original structure would be preserved.
- As noted above, the proposed vertical and horizontal addition would be set-back approximately 13' from the front building. The visibility of the addition would be minimized from the street-face, and would be distinct from and compatible with the front portion of the historic structure.

The proposed project would involve the addition of approximately 2,085 square feet to the existing 1,000 square foot building. With the addition, the building would be approximately 3,085 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures up to 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. As proposed, the addition measures less than 10,000 square feet and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

³ Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: **1566 Sanchez Street**
Block/Lot: 6620/004
Case No.: **2008.1153E**
Date of Review: October 24, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposed project includes a horizontal and vertical addition at the rear of the subject building and the addition of a garage in order to accommodate two off-street parking spaces. As proposed, the new second story will be set back approximately 13' from the front building wall.

The existing subject building measures approximately 1,000 square feet; with the proposed alterations, the subject building will measure approximately 3,085 square feet and will provide two off-street parking spaces. The subject building will remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; Spring Valley water records indicate that the building was connected to the City's water system in April, 1889. Based on the Spring Valley Water records and the Sanborn Fire Insurance maps, it appears likely that the subject building was constructed in the 1880's, sometime after 1886. No building appears on the 1886 Sanborn Fire Insurance Map, and the subject building does appear on the 1913 Sanborn Fire Insurance Map. The subject building was included on the 1966 Here Today historic resource survey conducted by the Junior League, which makes it a "Category A" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Sanchez Street, between Valley and 29th Streets within an RH-2 Zoning District and a 40-X Height and Bulk District, in the Noe Valley neighborhood. The subject block consists primarily of one- and two-family residential structures that are one- and two-stories in height above grade. On the east side of Sanchez Street at this location, it appears that there are a number of small commercial storefronts with dwelling units above. A large portion of the residential

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

buildings on Sanchez Street at this location are Italianate structures typical of the residential building stock constructed in the area in the late 19th century. Based on information submitted by the project sponsor, it appears that the subject building is located in an area that once part of a larger parcel – likely a dairy farm – with a single residence located on the north side of 29th Street; it appears that the larger parcel was subdivided into smaller lots between 1886 and 1889, when it is likely that the subject building was constructed.

It appears that the subject property is located within a potential historic district for the purposes of CEQA. Based on information submitted by the project sponsor, it appears that the potential historic district has a period of significance of 1880-1899; during the period of significance, it appears that the immediate area along Sanchez Street was divided into regular Assessor's lots, and that the area converted from farmland to a residential enclave. As noted in the submitted Historic Resource Evaluation, adjacent areas behind the subject property along Valley Street remained farmland longer and were slower to convert from farmland to regular gridded lots.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in 1889. The subject property appears to have been constructed during the early wave of conversion from farmland to residential dwellings on regular city lots on the subject block; historic Sanborn Fire Insurance maps illustrate that in 1886 the subject block was sparsely and irregularly developed, and that by 1899 the development pattern had been established. By 1913, the subject block appears to have been completely filled. Other than the typical pattern of establishing a residential development block the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from the Spring Valley water records provided by the project sponsor indicates that the first known owner of the subject building was J. H. Johnson. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a small-scale Italianate structure typical of residences constructed in the Noe Valley neighborhood in the late nineteenth century. The subject building is very similar in architectural style to the two adjacent properties, 1570 Sanchez Street and 1560 Sanchez Street. The subject building has a pitched roof concealed behind a "squeezed" pediment supported by brackets, and is clad in horizontal wood siding. The primary entrance to the single-story structure is accessed through stairs that rise from grade level in the center of the building. A square bay dominates the south end of the street-facing elevation. There are two, narrow, wood double-hung windows on either side of the entrance, and two smaller wood, double-hung windows on each side of the square bay. Two smaller windows are located at ground level, one on either side of the primary entrance stairs.

The subject building appears to have the specific architectural characteristics that definitively embody the Italianate residential building style typical of early residential development in Noe Valley. The subject building appears eligible for inclusion on the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: It appears that the exterior, street-facing elevation has been minimally altered since its original construction. Interior alterations have been made, and the rear elevation has been significantly altered. Character-defining features of the subject building, such as the window, entrance, and cornice details have been retained and are in good condition.

It appears that the subject property is a contributor to a potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: As noted above, the proposed project includes adding a garage at the ground level, and adding a vertical and horizontal addition at the rear of the subject building. The proposed new garage door will be located on the north side of the subject building, and will be centered under the pair of wood, double-hung windows above. To new wood, double-hung windows will be installed centered under the square bay on the south side of the façade, and the existing service door will be removed.

The proposed vertical addition at the rear will be set back approximately 13' from the front building wall, and will be minimally visible from the opposite side of Sanchez Street. The proposed addition will be clad in wood siding with wood windows and one door that will access the proposed living roof deck set immediately behind the subject building's front parapet.

As proposed, it appears that the project is consistent with the Secretary of the Interior's *Standards for the Rehabilitation*. Specifically, the proposed project appears to comply with *Standards 1,3,5, and 9*, as discussed below.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate the existing structure, and will continue to utilize the structure as a single-family residential building.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the architectural features of the street-facing elevation. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure are preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

As noted above, the proposed vertical and horizontal addition will be set-back approximately 13' from the front building. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.

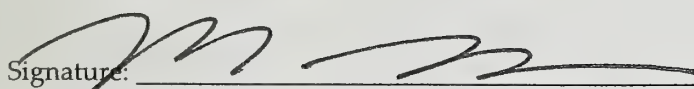
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building appears to be an historic resource; as proposed, the addition will not have an adverse effect on off-site historical resources, such as adjacent historic properties.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10-27-08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

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PART 2 - PROJECT INFORMATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.P.A.

Owner/Agent Information

Property Owner	<u>Grace Kao and Peter Liang</u>	Telephone No.	<u>510-334-4786 (Peter)</u>
Address	<u>126 Texas Street</u>	Fax. No.	<u>510-655-5650</u>
	<u>San Francisco, CA 94107</u>	Email	<u>peterliang@earthlink.net</u>
Project Contact	<u>Peter Liang</u>	Tel No.	<u>510-334-4786</u>
Address	<u>126 Texas Street</u>	Fax No.	<u>510-655-5650</u>
	<u>San Francisco, CA 94107</u>	Email	<u>peterliang@earthlink.net</u>

Site Information

Site Address(es):	<u>66 Ellsworth Street</u>		
Nearest Cross Street(s)	<u>Bernal Heights Boulevard</u>		
Block(s)/Lot(s)	<u>5624 012</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>1750 sf</u>	Height/Bulk District	<u>40-X</u>
Present or Previous use of the Site	<u>single family dwelling</u>		
Community Plan Area (if any):			

Project Description - please check all that apply

☒ Addition
 ☐ Change of Use
 ☐ Zoning Change
 ☐ New Construction
☒ Alteration
 ☐ Demolition
 ☐ Lot Split/Subdivision or Lot Line Adjustment
☐ Other (describe) _____
 Describe Proposed Use single family dwelling

Narrative Project Description. Please summarize and describe the purpose of the project:

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

per Class 1(d) and 1(e)(1) as project consists of rehabilitation of an existing deteriorated structure and consists of an addition to an existing structure that will result in an increase of less than 2,500 square feet.

DOCUMENTS DEPT.

M. R. Fickley 11/12/08

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SAN FRANCISCO PLANNING DEPARTMENT

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Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Viktoriya Wise
Project Address: 66 Ellsworth Street
Block/Lot: 5624/012
Case No.: 2008.1068E
Date of Review: November 3, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing rear addition, construction of a vertical addition, reconstruction of foundation and slab, and façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

Building Permit records indicate that the subject property was construction in 1916. Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south slope of Bernal Heights on the northeast corner of Moultrie and Ogden streets. The immediate context is a mixture of single-family homes and flats with dates of construction that vary from pre-1906 to 1964. Visual continuity is mixed in terms of style.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Supplemental Information Form for Historic Resources, a building permit to construct a "5 room bungalow" at the subject property was issued in 1916 to owner/builder J.C. Schmidt. Based on the date of construction, the subject property represents the period of development in the Bernal Heights neighborhood following the immediate post-earthquake reconstruction rush. The 1914 Sanborn map indicates that, in fact, the subject property was the last property to be developed on the west side of this block of Ellsworth Street. Although constructed within the reconstruction period, the subject building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development due to a concentration of 1960s construction on opposite side of Ellsworth Street and to the number of incompatible alterations on surrounding properties. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame, single-family dwelling. The building has a gable roof with several eave brackets. The building is clad in stucco on front façade and wood shingles, plywood, and wood horizontal siding at side and rear elevations. Concrete stairs lead to the recessed side entrance. The building is fenestrated with aluminum slider sash windows. A stucco-clad retaining wall lines a portion of the front yard and a driveway leads to the basement garage.

As noted in the original building permit, issued in 1916 to owner/builder J.C. Schmidt, the "5 room bungalow" at the subject property was to house one family and was described as clad in "rustic" siding with "shingle" roof. The 1950 Sanborn map indicates that the building originally had a porch or other type of projecting feature on the front façade. This feature has been removed or infilled (at unknown date). Other alterations include new cladding (unknown date), rear addition and installation of garage (unknown date), removal of wood stairs and porch deck (1974), and conversion of crawlspace to bedroom, family room, and bathroom (1989).

A simple vernacular residential building in a vernacular style, the subject property is not architecturally significant nor does it possess high artistic value. The builder, J.C. Schmidt, is not known to be a master craftsman or developer of the era, therefore, the subject property does not

appear to represent the work of a master. The subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration (at unknown dates) and generally lacks integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Not applicable.

-
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

Notes: Not applicable.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from early 1900s to 1960s. The majority of buildings on this block have been significantly altered and the block does not display a high level of visual continuity. It does not appear that this block of Ellsworth Street is eligible for listing as an historic district nor are there known historical resources adjacent to the subject property. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: 11-6-08

cc: Brett Bollinger, CAT EX Coordinator
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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LE ELLSWORTH
(MONTAGE)

NOV 18 2008

ENVIRONMENTAL EXEMPTION APPLICATION

SAN FRANCISCO
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Owner/Agent Information

Property Owner: Tim Kennedy Tel. No.: 415-517-0741
 Address: 454 Greenwich Street Fax No.: _____
San Francisco, CA 94133
 Project Contact: Alex Nie/Best Design & Construction Co Tel. No.: 415-656-3528
 Address: 100 Old County Road, Ste. 100C Fax No.: 415-656-4416
Brisbane, CA 94005 Email: best_design@msn.com

Site Information

Site Address(es): 454 Greenwich Street
 Nearest Cross Street(s): Child Street
 Assessor's Block(s)/Lot(s): 0078/010 Zoning District(s) RH-3
 Site Square Footage: 1,203 sq. ft. Height/Bulk District(s): 40'-0"
 Present or Previous Use of the Site: A single family dwelling
 Does the project site have an average slope greater than 20 percent? No
 Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. No

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: A single family dwelling
 Estimated Construction Cost: \$60,000
 Previous Environmental Review: _____ Case No.: _____

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

454 Greenwich St; existing height: 32'-10", use: single family dwelling, gross square footage: 2,953,
off-street parking space: 2; proposed height: 32'-10", use: single family dwelling, gross square footage: 3,495,
off-street parking space: 2.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

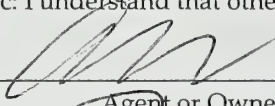
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: 
Agent or Owner

Date: 10/2/2008

Print full name of applicant: Alex Nie

(This space for staff use only)

Fees: ☒ \$170 Exemption Stamp ☐ \$4,785 Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (EXISTING FACILITIES)
15301(e)(1) ADDITIONS TO EXISTING STRUCTURES
NO MORE THAN 50% OF FLOOR AREA

Angela Hittler
11.13.08



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bolinger
Project Address: 454 Greenwich Street
Block/Lot: 0078/010
Case No.: 2008.1169E
Date of Review: October 31, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

*Planning
Information:*
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal is the construction of one-story horizontal addition to expand the existing third floor, and façade alterations to an existing two-story-over-basement garage single-family building located at 454 Greenwich Street. The proposed project would increase the existing 2,953 gross square feet (gsf) building to 3,495 gsf and would maintain the structure's existing height of 32'-10".

PRE-EXISTING HISTORIC RATING / SURVEY

According to the building permit, the subject structure was constructed by J.H. Verner in 1928 for property owners Paolo and Donata Ortenzi. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is within the Telegraph Hill neighborhood, within the RH-3 (Three-Family Residential) Zoning District and a 40-X Height and Bulk District. The property is located on the north side of Greenwich Street, near the corner of Child Street and one block from the crest of Telegraph Hill where Coit Tower is perched, a National Register-listed property. Downslope and north of the subject property is Fisherman's Wharf. East and southeast of the subject property is the National Register-eligible Telegraph Hill and Northeast Waterfront Historic Districts, respectively, which are also locally designated districts. To the west are the North Beach neighborhood commercial and residential districts.

Telegraph Hill was also shaped by the events of the 1906 Earthquake and Fire, where the neighborhood at the time fell victim to the fires that ensued on the third and fourth days of the event, except for approximately 13 blocks east of the subject property. Small concentrations of historic post-quake wood-frame and masonry multi-family residential buildings maintaining integrity from the period of significance of the reconstruction period (1906-1913) survive among the surrounding blocks of the subject property. Architectural styles are largely represented by urban forms of Colonial Revival and Edwardian period architecture. The ornamentation is usually quite restrained, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavy detailed cornices.

Based on Sanborn maps and County Assessor's records it appears that the majority of buildings were constructed between 1906 and 1913 therefore considered Category "B" buildings for the purposes of CEQA. It appears that the subject property is located within a potential historic district for the purposes of CEQA, but because the property was constructed well after the period of significance, the property would not contribute to the potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff and research and data provided to the Planning Department by consultants at KDI Land Use Planning)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criteria 1 (events), but requires further analysis on the building's ability to convey the integrity under these criteria in Section 2.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to Building Permit records, the subject building was constructed in 1928. The surrounding blocks were predominantly developed between 1906 and 1913, shortly after the 1906 Earthquake and Fire in what may be considered "Reconstruction Historic Districts." The subject building, therefore, does not have association with this major reconstruction effort that has made a significant contribution to the local history. It appears that the subject building does not meet the criteria that would justify its inclusion in the California Register under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

454 Greenwich Street does not appear to be eligible under Criterion 2 (Persons). City Directories, San Francisco Newspaper Index, Our Society Blue Books, and the San Francisco Biographical File were consulted, and neither J.H. Verner nor other persons are of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building embodies indistinctive characteristics of a two-story wood frame on a brick foundation. Constructed in 1928, the building embodies a low degree of architectural details from the late Victorian period that characterizes the potential historic district. Furthermore, the subject building was not built during any of the periods of significance nor does it possess the same distinctions as those buildings which contribute to the surrounding historic districts mentioned above. Therefore, the subject building would not be considered contributory to those historic districts should the boundaries be extended to include this block. Therefore, the property does not appear to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction nor as representing the work of a master.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not considered a historical resource for the purposes of CEQA, either as an individual resource or as a contributor to a potential historic district or district boundary extension, therefore analysis of integrity as to the property's ability to convey its significance is not applicable.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

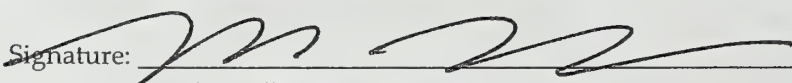
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to a potential historic district would not be adversely affected by the proposed addition. The one-story horizontal addition will expand the existing third floor to align with the front façade, however, it will not be substantially taller than the adjacent structures within the block which range from two to five stories. The street wall does not have a consistent stepped pattern, but rather varying heights as the street ascends the hill. As a result, the addition would not impact the existing street wall heights. The proposed roof deck and its associated railing are set back from the principal façade approximately five feet, minimizing its visibility from the adjacent public rights-of-way, Telegraph Place and Greenwich Street.

The alterations to the principal (front) façade will be limited to replacement windows and continuing the existing architectural language to the new addition, which includes the fenestration and façade materials. The alterations and addition are designed in a manner so that off-site historical resources and a potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10-31-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File





BACK FACE OF THE SAME SIDE OF THE SUBJECT BUILDING
454 Greenwich Street, San Francisco, CA 94133
Block: 0078 Lot: 10



BLOCK FACE OF THE OPPOSITE SIDE OF THE S'
454 Greenwich Street, San Francisco, CA 94
Block: 0078 Lot: 10

459-
463 465-
469 471-475 477-481



CT BUILDING

RECEIVED

ENVIRONMENTAL EXEMPTION APPLICATION

SEP 26 2008

Owner/Agent Information

Property Owner: JACOB & GALENA CHERKAS Tel. No.: 543-5005
 Address: 474 11TH AVE Fax No.:
SAN FRANCISCO CA 94118
 Project Contact: JOHN HOOD Tel. No.: 385-2303
 Address: 440 SPEAR ST. Fax No.: 495-3336
SAN FRANCISCO CA 94105 Email: John@hoodthomas.com

Site Information

Site Address(es): 474 11TH AVE.
 Nearest Cross Street(s): ANZA ST.
 Assessor's Block(s)/Lot(s): 1534 / 026 Zoning District(s) RH-2
 Site Square Footage: 3000 S.F. Height/Bulk District(s): 40X
 Present or Previous Use of the Site: SINGLE FAMILY RESIDENCE
 Does the project site have an average slope greater than 20 percent? NO
 Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

DOCUMENTS DEPT.

Project Description

Please Check All That Apply:

- ☐ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

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Please Describe Proposed Use: 2 FAMILY RESIDENCES
 Estimated Construction Cost: \$1,000,000
 Previous Environmental Review: NO Case No.:
 Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

SEE ATTACHMENT

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

08-1151E

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____ Date: 9-19-08
Agent or Owner

Print full name of applicant: JOHN TAYLOR HOOD

(This space for staff use only)

Fees: ☒ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 11/13/08
Aaron D. Starr, Planner NW Quarter



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 474 – 11th Avenue
Block/Lot: 1534/026
Case No.: 2008.1151E
Date of Review: November 13, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposed project includes a front horizontal addition, a rear horizontal addition, adding two floors and one additional unit to the existing 2-story, 2,225 sq. ft., single-family building. The resulting structure will be a 4-story, 5,518 sq. ft., two-unit building. While the applicant's project description indicates the proposal is an alteration, for the purposes of this review the project is considered a demolition because it qualifies as a demolition under Article 10 of the Planning Code.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1894 by Nathan C. Post, who is listed in the 1895 City Directory as a "builder". The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the City's Inner Richmond Neighborhood on 11th Avenue between Anza Street and Geary Boulevard. The subject block face is visually and stylistically mixed with constructions dates that range from the 1890's to 1999; the majority of the buildings were built before 1925. There are no buildings on the subject block or opposite block that are included on the Here Today Survey or the Inner Richmond Survey. One property on the subject block that fronts on Anza Street is listed on the City's 1976 Architectural Survey. It does not appear that the subject block is located within a potential historic district.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The only building on this 25' wide by 120 long lot, the subject building is a modest gabled roof, 1-story over garage, wood-framed structure done in a vernacular style. Its main character defining features include a boxed bay topped with a gabled roof, double hung windows, asbestos siding and a raised side entrance. If the building originally had more ornamentation, it has since been removed; given its modest size the ornamentation was probably minimal. The subject building has 1,177 square feet of habitable space and 2,225 of gross square footage.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource. The subject building was built in a vernacular style by a local builder. The subject building does not have distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of a master, or possesses high artistic values.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

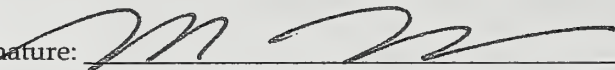
-
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 11-13-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\474 - 11th Avenue.doc



SUBJECT PROPERTY
474 11th AV .



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
DOCUMENTS DEPT.

NOV 18 2008

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Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
<i>Community Plan Area Supplemental Information Form</i>	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Wayne Leary

Date: 10/09/08

(For Staff Use Only) Case No. 2008.1229E

Address: 609 - 26th Ave

Block/Lot: 1569/002

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Wayne and Dorine Leong</u>	Telephone No.	<u>415-776-5185</u>
Address	<u>609 26th Avenue</u>	Fax. No.	<u>415-776-3299</u>
	<u>San Francisco, CA 94121</u>	Email	<u>waynele@pacbell.net</u>
Project Contact	<u>Wayne Leong</u>	Telephone No.	<u>415-385-9917</u>
Address	<u>1515 Clay Street</u>	Fax No.	<u>415-776-3299</u>
	<u>San Francisco, CA 94109</u>	Email	<u>waynele@pacbell.net</u>

Site Information

Site Address(es):	<u>609 26th Avenue</u>		
Nearest Cross Street(s)	<u>Anza</u>		
Block(s)/Lot(s)	<u>Block 1569 / Lot 002</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2475</u>	Height/Bulk District	<u>40 - X</u>
Present or previous site use	<u>SFR</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply

- | | | | |
|---|--|---|---|
| ☐ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) _____ | | | |

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

The alteration of the property includes a horizontal and vertical extension. When complete, the property will be two levels above the garage. The zoning and height/bulk is RH-2/40-x. The proposed alteration will change the building's height to 30 feet. This property will remain a single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i>.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1200	1200	2000	3200
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	1200	1200	2000	3200

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	1	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	27	27	3	30
Number of stories	2	2	3	3

Please describe any additional project features that are not included in this table:

The number of existing stories listed above is 2, one above garage.

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

Aaron D. Starr 11/13/08
 Aaron D. Starr, Planner NW Quadrant



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 609 - 26th Avenue
Block/Lot: 1569/002
Case No.: 2008.1229E
Date of Review: November 13, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a 2nd floor with a pitched roof that is setback approximately 8' from the main wall of the front façade, a rear horizontal addition and façade alterations to this one-story over garage, single-family building. The resulting building will be a 2-story over garage, single-family building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1914 by Ernest and Myrtie Dunn. Ernest was a contractor by trade. The San Francisco Directory indicates that the Dunns probably never lived in the building and sold the house shortly after it was built. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the City's Outer Richmond Neighborhood on 26th Avenue between Anza and Balboa Streets. The subject block face is mixed, but primarily made up of 3-story, multi-family buildings and 2-story, single-family buildings mostly clad in stucco in a variety of eclectic and period revival styles. The majority of the buildings on the subject block face and opposite block face were built between 1911 and 1941. There are no buildings on the subject block or opposite block that are included on the Here Today Survey or the City's 1976 Architectural Survey. It does not appear that the subject block is located within a potential historic district.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a simple row house with Classical details. The one-story over garage, rectangular-plan residence is stucco clad with an asphalt-shingled, cross-gabled roof. Terrazzo stairs at the building's south edge lead to the recessed porch. Centered beneath the roof's projecting gable trim and dominating the façade, a Classically-detailed window surround features a shallow pediment and a bracketed console. Within the surround is a non-original aluminum slider window. A projecting string course differentiates the upper level from the basement level. The single-panel wood overhead garage door, with a center, rectangular fixed window framed by horizontal wood appliqué, dominates the basement level. A steep cheek wall borders the entry staircase's south edge.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource. The subject building was built a local contractor in a vernacular style with some classical details. The subject building does not have distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of a master, or possesses high artistic values.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

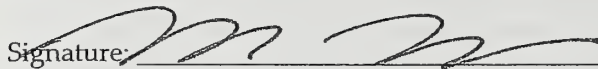
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 11-13-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\474 - 11th Avenue.doc

4. Photographs

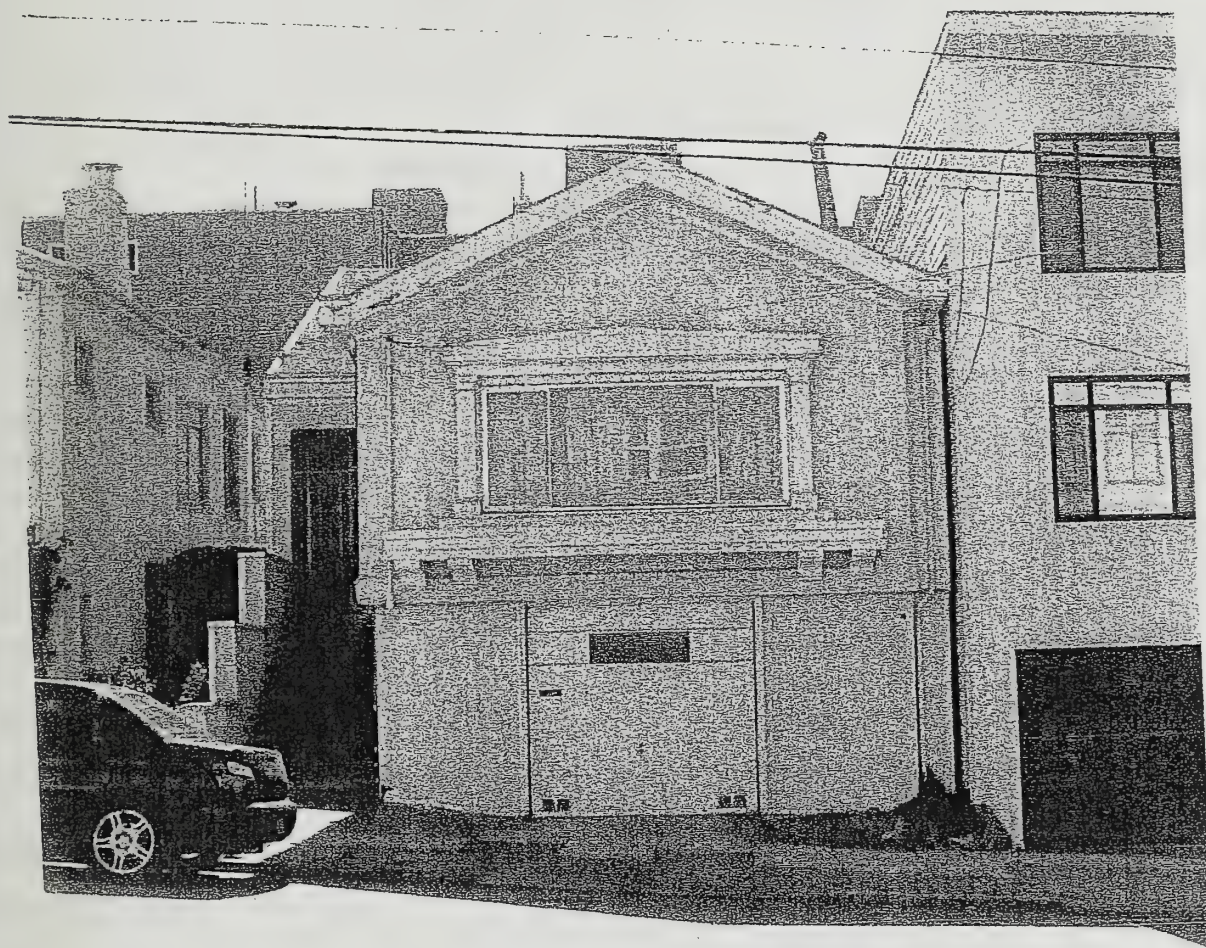


Fig. 1 Property from street, looking west at the façade (Carey & Co., June 2008).



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0408E
Project Title: 1167 Stanyan Street
Zoning: RH-2 (Residential, House District, Two-Family)
40-X Height and Bulk District
Block/Lot: 2630/017 and 018
Lot Size: 5,798 square feet
Project Sponsor: Diarro Foster, Mark Brand Architecture
415 543-7300
Staff Contact: Jeanie Poling – 415 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on two adjacent lots on the west side of Stanyan Street on a block bounded by Parnassus Street to the north, Mount Sutro to the south, and Woodland Avenue to the west in San Francisco's Inner Sunset/Haight Ashbury neighborhood. Lot 017 is 3,010.5 square feet (sf) in area, and lot 018, to the south of lot 017, is 2,787.5 sf in area. The proposed project is the demolition of two buildings on the project site: (1) a one-story, two-family 1,229 sf residence at the front of both lots 017 and 018, and (2) a 333 sf single-family residence at the rear of lot 017. A single-family residence with 3,465 sf of livable space would be constructed on lot 017, and a two-family residence with 3,574 sf of livable space would be constructed on Lot 018.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS:

See the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer



Date

cc: Diarro Foster, Project Sponsor
Jeanie Poling, MEA Division
Michael Smith, Preservation Planner
Supervisor Sean Elsbernd, District 7

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1167 Stanyan Street is a historical resource as defined by CEQA. In a memorandum dated July 25, 2008, the Planning Department determined that the existing structure on the project site, which has no historical ratings, is not a historical resource as defined by CEQA.¹

The front building was constructed circa 1886, and the rear building was constructed prior to 1963. The buildings are not included on any historic surveys, and are not included on the National or the California Registers; however, for purposes of CEQA review, the front building is a Category B building, requiring further consultation and review because it is more than 50 years old and proposed for demolition. As described in the memorandum, the building has undergone major renovations over the years to the extent that it no longer embodies its original Victorian-era Italianate architecture, and the alterations do not exhibit a high degree of workmanship or artistic value. The subject building does not appear to be eligible for individual listing on the California Register of Historic Resources based on events (Criterion 1), persons (Criterion 2), or architecture (Criterion 3). For these reasons, the demolition of the building at 1167 Stanyan Street would not result in significant effects on an individual historic resource.²

The block surrounding the subject property is architecturally mixed, is not within a historic district, and does not appear to be a potential historic district. Therefore, the proposed project would not have an adverse effect on off-site historical resources. Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.³

Because the existing building is not considered an historical resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant resources, its demolition and replacement would not result in a significant impact on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where no more than six dwelling units will be demolished. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one 1,229 sf duplex and one 333 sf single-family residential structure, and the construction of one 3,574 sf duplex and one 3,465 sf single-family structure. Therefore, the proposed project would be exempt from environmental review under Classes 1 and 3.

¹ Historic Resource Evaluation Response Memorandum for 1167 Stanyan Street from Michael Smith, Preservation Planner, to Jeanie Poling, Major Environmental Analysis, July 25, 2008. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

The project would require the removal of one or more significant trees, as defined by San Francisco Public Works (DPW) Code Section 8.10A.⁴ The applicant would be required to acquire a tree removal permit from DPW.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ San Francisco Public Works Code Article 16, Section 810A defines a significant tree as a tree "(1) on property under the jurisdiction of the Department of Public Works or (2) with any portion of its trunk within 10 feet of the public right-of-way, and (3) that satisfies at least one of the following criteria: (a) a diameter at breast height (DBH) in excess of twelve (12) inches, (b) a height in excess of twenty (20) feet, or (c) a canopy in excess of fifteen (15) feet."



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeanie Poling
Project Address: 1167 Stanyan Street
Block/Lots: 2630/017 and 018
Case No.: 2008.0408E
Date of Review: July 25, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the one-story two-family dwelling at the front of the lot and the smaller detached single-family dwelling at the rear of the lot. The front building sits on both lots 017 and 018 and the rear building sits on lot 017. A 4,998-square-foot single-family dwelling would be constructed on lot 017 and a 5,443-square-foot two-family dwelling would be constructed on lot 018.

PRE-EXISTING HISTORIC RATING / SURVEY

The front building was constructed circa 1886 and it is unknown when the rear building was constructed but it first appears on the 1963 Sanborn Maps. The buildings are not included on any historic surveys, nor are they included on the National or the California Registers. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it was constructed before 1913.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of Stanyan Street near Parnassus Avenue in the Cole Valley neighborhood. The immediate context is a mixture of single-family and multi-family building mostly constructed from the 1880s to the present. The block is architecturally mixed, is not within a historic district, and does not appear to be a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The front building is a modest, one-story over basement building with a relatively small rectangular plan. It has a gabled roof, open eaves, wood siding, and a side entry that is accessed from stucco stairs with terrazzo steps. The building is set back on the lot which slopes up from the street and has a tall retaining wall where the property meets the sidewalk. Though all of the windows are wood only two are original and retain their Italianate trim. Other than the decorative trim around these two windows the building lacks decorative ornament or trim. There is a sunroom addition at the rear of the building and a second dwelling unit has been added to the basement of the building. No off-street parking is provided for the property.

The detached dwelling at the rear of the lot has a much smaller plan and is currently used by the owner as an office. The building first appears on the 1963 Sanborn Maps but the original date of construction is unknown. The building appears to be an outbuilding that was converted to residential use.

Archival research yielded no information that would indicate that 1167 Stanyan Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1.

John Wallace Westover was the original owner of the property. John's son, Clyde, became a writer in Los Angeles and wrote two books and five stories that were adapted into silent films between 1919 and 1922, the most successful of which was *The Man from Downing Street*, which starred Boris Karloff. By 1930 the Census list Clyde's occupation as a real estate broker living in Los Angeles. The subject property has no association with Clyde the writer because he started writing after he left San Francisco. Furthermore, his achievements are not prolific enough to rise to the level of significance for the California Register. Throughout its life the property has had 17 owners of record. Internet research of the subsequent owners of the property showed that none were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Over the years the building has undergone major renovations to the extent that it no longer embodies Victorian era Italianate architecture. The alterations to the building do not exhibit a high degree of workmanship or artistic value, and do not appear to be the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history under criterion 4 of the California Register.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: 1167 Stanyan Street no longer exhibits its Victorian era Italianate façade. The cornice and false front parapet have been removed exposing its gabled roof. The entry has been relocated to the side of the building and is made from stucco with terrazzo steps. Most windows have been replaced, the window openings have been enlarged, and the decorative window trim has been removed. As a result of these alterations the building no longer retains integrity of design, workmanship, feeling, or materials. The building lacks integrity of association because it has no relationship to the mix of buildings that surround it. The building retains integrity of location and setting because it has not been moved and retains its large front and side setbacks that separate it from its adjacent buildings. Overall the building has poor historic integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

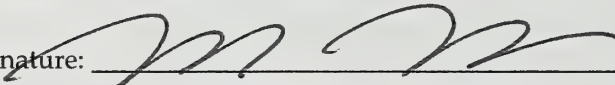
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The building has been significantly altered and is no longer associated with Victorian era buildings. There are no eligible historic resources that would be impacted by the demolition of the subject building.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 7-24-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File
Jeanie Poling / MEA Planner

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1167 Stanyan Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0658E
Project Title: 1349 Clay Street
Zoning: Residential, Mixed District, Medium Density (RM-3)
65-A Height and Bulk District
Block/Lot: 0220/033
Lot Size: 3,135 square feet
Project Sponsor: Andrew Sparks, Levy Art & Architecture, Inc.
(415) 641-7320
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is a 3,135 square foot (sf) lot on the south side of Clay Street between Leavenworth and Jones Streets in the Nob Hill neighborhood. The proposed project includes a two-story vertical and horizontal rear addition and façade alterations to an existing two-story-over-basement garage, two-family building. The project would increase the existing 2,600 sf building to 4,525 sf and would increase the existing height of the structure from 35 feet to approximately 59 feet, measured from the Clay Street grade. (Continued on the following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

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DOCUMENTS DEPT

NOV 25 2008

REMARKS:

See next page.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer



Date

cc: Andrew Sparks, Project Sponsor
Jeanie Poling, MEA Division
Kevin Guy, Neighborhood Planning Division
Angela Heitter, Preservation Planner [if applicable]

Supervisor Aaron Peskin, District 3
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (Continued):

The project is located a block from the crest of Nob Hill. To the east is Chinatown's mixed-use districts and to the west is Polk Street and the Van Ness Avenue neighborhood commercial district and mixed-use corridor. The rear yard faces the end of an alley, Leroy Place. The project includes interior remodeling, horizontal additions to the existing second and third floors, a new fourth floor, penthouse, and roof deck, an elevator, and a new rear yard access gate from Leroy Place.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building at 1349 Clay Street is a historical resource. In a memo dated October 31, 2008, Planning Department preservation staff noted that the existing building may be a historical resource if it meets any of the California Register criteria related to (1) events, (2) persons, (3) architecture, or (4) prehistory, or if it is considered a contributor to a potential historic district.¹ The memo notes that the building at 1349 Clay Street was constructed in 1906, shortly after the earthquake and fire, and appears to embody the distinctive characteristics of buildings located in what may be considered "reconstruction Historic Districts." Thus, the building is eligible for the California Register under criterion 1, events.

The building does not appear to be eligible for the California Register under criterion 2, persons. In addition, the 1906 building was significantly altered in 1939 when it was converted from a single-family dwelling to two flats, and it possesses a low degree of architectural details that characterize the potential historic district. Thus, the building does not appear to be eligible for the California Register under criterion 3, architecture.

The project would involve a maximum depth of excavation of 3 feet and is not anticipated to result in impacts on prehistoric resources (criterion 4).²

While the existing building maintains its setting among many other two- and three-story multi-family buildings constructed in the early twentieth century, the considerable alterations performed in 1939 removed original period features such that the property is no longer able to convey its association and feeling, original design and workmanship from the period of significance of the historic district. Therefore, the building has not retained sufficient integrity from the period of significance to be eligible for the California Register as an individual historic resource or as a contributor to the potential historic district.

¹ Historic Resource Evaluation Response Memorandum for 1349 Clay Street from Angela Heitter, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, October 31, 2008. A copy of this memorandum is attached.

² MEA Preliminary Archeological Review: Checklist for 1349 Clay Street, September 3, 2008. This document is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0658E.

Adjacent properties considered to be historical resources and contributors to a potential historic district would not be adversely affected by the proposed project. While the two-story vertical addition would increase the height of the building, it would not be substantially taller than the adjacent structures within the block. In addition, due to the long, narrow alley street and close proximity of adjacent buildings, the proposed additions would be not visible or would be minimally visible from the public right-of-way. Therefore, the project would not have an adverse effect on off-site historical resources.

Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 2,600 sf building by 1,925 sf to 4,525 sf. This would be less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeanie Poling
Project Address: 1349 Clay Street
Block/Lot: 0220/033
Case No.: 2008.0658E
Date of Review: October 31, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal, based on revised plans dated September 15, 2008, is the construction of two-story vertical and horizontal rear additions, and façade alterations to an existing two-story-over-basement garage two-family building located at 1349 Clay Street. The proposed project would increase the existing 2,600 sq. ft. building to 4,525 total sq. ft of net building area and would increase the existing height of the structure from 35 ft. to approximately 59 ft., measured from Clay Street grade.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the building permit, the subject structure was designed by Kidd Henderson and constructed by Arthur Thompson in 1906 during reconstruction following the 1906 Earthquake and Fire for property owner John Laird. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is within the Nob Hill neighborhood, within the RM-3 (Medium Density Residential, Mixed) Zoning District and a 65-A Height and Bulk District. The property is located on the south side of Clay Street, within a blockface bound by Leavenworth and Jones Streets, a block from the crest of Nob Hill. South of the subject property is the National Register-eligible Lower Nob Hill Apartment Hotel District and the National Register-eligible Uptown Tenderloin Historic District. To the east are Chinatown's mixed-used districts and to the west is Polk Street and Van Ness Avenue neighborhood commercial district and mixed-use corridors.

Nob Hill was settled as early as the mid-19th century with exclusive mansions and dwellings of San Francisco's most affluent families. The majority of the neighborhood was completely destroyed in the 1906 Earthquake and Fire, but for two mansions and structures north of the Nob Hill crest. The neighborhood was able to maintain its affluence following the quake with the quick rebuild by many professional white-collar families, although many of the rich rebuilt their mansions further west in Pacific Heights and Cow Hollow.

Concentrations of historic post-quake wood-frame and masonry multi-family residential buildings survive among the immediate blocks of the subject property. Examples include 1329 Clay Street (1908), 1385 Clay Street (1907), 1433 Clay Street (1906), 1254 Leavenworth Street (1908), 1236 Leavenworth Street (1907), 1206-1216 Leavenworth Street (1910), 1356-1360 Sacramento Street (1907), and 1300 Sacramento Street (1915). Architectural styles are largely represented by urban forms of Colonial Revival and Edwardian period architecture. The ornamentation is usually quite restrained, consisting for the most part of smooth stucco, horizontal siding, shaped parapets or heavy detailed cornices and occasionally a simple classically detailed sheet metal cornice.

Based on Sanborn maps and County Assessor's records it appears that 80 percent of the surrounding buildings were constructed circa 1906-1925, and of those approximately 85 percent were constructed prior to 1913 therefore considered Category "B" buildings for the purposes of CEQA. The block is interspersed with only a handful of structures constructed in the 1970s. It appears that the subject property is located within a potential historic district for the purposes of CEQA.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff and research and data provided to the Planning Department by consultants at Carey & Co., Inc.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1906-1925

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criteria 1 (events), but requires further analysis on the building's ability to convey the integrity under these criteria in Section 2.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to Building Permit records, the subject building was constructed in 1906, shortly after the 1906 Earthquake and Fire. The subject building appears to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," and is located in a potential historic district based on post-quake development. Sanborn maps and the character of surrounding buildings indicate that construction on the subject and adjacent blocks occurred largely between 1906 and 1909. It appears that the subject building is within a potential historic district, thus would be considered an historical resource for the purposes of CEQA.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

1349 Clay Street does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted, and neither John Laird nor other persons are of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building embodies indistinctive characteristics of a two-story wood frame on a brick foundation. Constructed in 1906 during the reconstruction period after the 1906 Earthquake and Fire within Nob Hill, the building embodies a low degree of architectural details from the late Victorian period that characterizes the potential historic district. Under new ownership, F.W. Porter hired architects Albert Farr and J. Francis Ward to convert the single-family dwelling to two flats in 1939 and the subject building was significantly altered. Although Albert Farr is a well-regarded Bay-Area architect who designed in the Victorian and Revival period architectural styles, Farr started to design in the Modernistic style in the 1920s. The subject property is not representative of Albert Farr's early work nor of his later modern styles. Therefore, the property does not appear to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction nor as representing the work of a master.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☐ Retains	☒ Lacks
Materials:	☐ Retains	☒ Lacks

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While several parcels facing Jones Street contain more contemporary construction, the subject property maintains its setting among many other two- and three-story multi-family buildings constructed in the early Twentieth Century. However, due to the considerable alterations performed in 1939 that removed original period features, including changing the fenestration and roof's shape,

the property is no longer able to convey its association and feeling, original design and workmanship from the period of significance of the potential historic district. The alterations completed by Farr and Ward in 1939, and subsequent changes, have not gained significance in their own right and would not contribute to the context of the potential historic district. The subject building has not retained sufficient integrity from the period of significance to be eligible for the California Register as an individual historical resource, nor as a contributor to the potential historic district.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes

☒ No

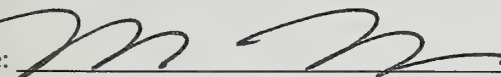
☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to a potential historic district would not be adversely affected by the proposed conversion or additions. The two-story vertical addition will increase the height of the subject building, however, it will not be substantially taller than the adjacent structures within the block. As viewed from Clay Street, the first level of the two-story vertical addition will match the height of 1357 Clay Street, but will be lower than 1335 Clay Street, both of which are the abutting structures to the east and west of the subject property. The second level of the two-story vertical addition will be setback approximately 13 feet from the front façade and is approximately 11 feet in height. The proposed top floor is then

approximately 5 feet above 1335 Clay Street. Given the width of Clay Street, the setback is sufficient to make the top floor minimally visible from the public right of way. The addition establishes a more compatible street wall height by increasing the height of the front façade to three-floors over a basement garage and then stepping back the top floor. The rear horizontal addition is accessible via Leroy Place from Sacramento Street. Due to the long, narrow ally street and close proximity of adjacent buildings, the proposed additions will not be visible from the public right-of-way or minimally visible.

The alterations to the principal (front) façade will maintain the basement garage door, but replace the brick with new limestone panels. Above the garage level will be three floors of full-height fenestration enframed by plastered walls, capped with a heavy cornice. Similar to the current configuration, the main entry will be situated to the left of the building with a length of stairs from the sidewalk to reach the first level of living space. The proposed design will lengthen a 3-ft. wide courtyard on the side elevation, which opens to glass curtain walls and cantilevered plastered walls beginning approximately 30 feet from the front façade and minimally visible from Clay Street. The alterations and additions are designed in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 10.31.08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File
Kevin Guy / Planner III



1349 Clay Street



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 1111 CALIFORNIA STREET
Cross Streets: JONES & TAYLOR STS. Block/Lot: 0253/020
Case No. 2008.1072E Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☐ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

GOVERNMENT
DOCUMENTS DEPT

☐ **Category A:** Known Historical Resource

Proceed to Step 3.

Preservation Technical Specialist Review

DEC - 3 2008

☒ **Category B:** Potential Historical Resource

Proceed to Step 3.

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☐ **Category C:** Not a Historical Resource

Proceed to Step 4.

No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: _____

- ☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
<u>APH</u>	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
AFH	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b</i> .
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: EXISTING AUDITORIUM LACKS SIGNIFICANT HISTORICAL INTEGRITY DUE TO TENANT UPGRADES & ALTERATIONS, THEREFORE FURTHER ALTERATION WOULD NOT RESULT IN LOSS OF HISTORICAL MATERIALS OR SPATIAL RELATIONSHIPS.

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: ANGELA HEITER

Signature: Angela Heiter Date: 11.17.08

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

OCT 31 2008

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):



Date:

10/30/08

(For Staff Use Only) Case No.

2008.1072E

Address:

1111 California

Block/Lot:

0253/020

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	California Masonic Memorial Temple	Telephone No.	(415) 292-9140
Address	1111 California Street	Fax No.	
	SF 94108	Email	acasalou@freemason.org
Project Contact	Ilene Dick	Telephone No.	(415) 954-4958
Address	235 Montgomery Street, 17th Floor	Fax No.	(415) 954-4400
	SF 94104	Email	idick@fbm.com

Site Information

Site Address(es):	1111 California Street		
Nearest Cross Street(s)	Taylor & Jones		
Block(s)/Lot(s)	0253/020	Zoning District(s)	RM-4/Nob Hill SUD
Site Square Footage	49,841 s.f.	Height/Bulk District	65-A
Present or previous site use Community Plan Area (if any)	Auditorium with temporary food and beverage service		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	Add permanent food and beverage service areas to the assembly uses of an existing auditorium. No exterior changes are proposed. No public restaurant or take-out service will be provided.		
	Estimated Cost	\$2.5M	
Describe proposed use	Auditorium with permanent food and beverage service areas		

Narrative project description. Please summarize and describe the purpose of the project.
See attached

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Conditional use permit for permanent food and beverage service under the Nob Hill SUD	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i>.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking	211,750 sf	211,750 sf		211,750 sf
Other (specify use)	Assembly 118,400 sf	Assembly 118,400 sf	N/A	Assembly 118,400 sf
Total GSF	330,150 sf	330,150 sf	N/A	330,150 sf

Dwelling units				
Hotel rooms				
Parking spaces	594 below grade spaces	594 below grade spaces		594 below grade spaces
Loading spaces	2	2		2
Number of buildings	1	1		1
Height of building(s)	75-85 feet	75-85 feet		75-85 feet
Number of stories	4	4		4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 PURSUANT TO SECTION

15301(a) FOR INTERIOR

ALTERATIONS INVOLVING PARTITIONS, etc.

Angela Heitter - 11.17.08
(ANGELA HEITTER)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.0505E
Project Title: 1321 De Haro Street
Zoning: Residential, House District, Three Family (RH-3)
40-X Height and Bulk District
Block/Lot: 4218/036
Lot Size: 3,333 square feet
Project Sponsor: Albert Costa, Theodore Brown & Partners, Inc.
(415) 986-0101
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is a steeply sloped 33.33-by-100-foot lot on the east side of De Haro Street between 23rd and 25th Streets in the Potrero Hill neighborhood. The site contains an approximately 1,200-square-foot (sf), one-story-over-half-basement, single-family residence with no off-street parking. The proposed project includes the demolition of the existing building, constructed in 1913, and the construction of a 3,100 sf three-story, three-unit residence with three parking spaces, accessed from the rear of the property via an easement through Starr King Park. (Continued on the following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

GOVERNMENT
DOCUMENTS DEPT

NOV 25 2008

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cc: Albert Costa, Project Sponsor
Jeanie Poling, MEA Division
Diego Sanchez, Neighborhood Planning Division
Ben Fu, Historic Preservation Technical Specialist

Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (Continued):

The 1300 block of De Haro Street is located along the western slope of a steep rise in Potrero Hill. The roadway along this block is divided, with foliage, trees, and a steep grade dividing the lanes; a portion of the De Haro Street roadway splits off and dead ends southwest of the project site, in front of the adjacent property at 1323-1325 De Haro Street. The project site is on a 30 percent slope, or approximately 22° inclination, with the east side at a higher elevation than the west (De Haro Street) side. Directly west of the property is a steep slope, with the primary De Haro Street roadway below and beyond the property line. Adjacent to the site, to the north and east, is a 3.5-acre undeveloped parcel known as Starr King Park.¹ To the south of the subject property is 1323-1325 De Haro Street and a row of other residences along De Haro Street.

The existing building is located on the rear (uphill) portion of the site. The height of existing structure is 23 feet, as measured from the peak down to grade. The proposed structure is designed to step down the existing slope of the hill. The proposed structure is 33 feet at its tallest section in the middle, as measured in the same way from the peak down to the grade.

The proposed new residential units would be approximately 1,000 sf, 1,200 sf, and 900 sf, for a total of 3,100 sf. The building's east elevation would be approximately 20 ft above ground level, with the garage entrance extending approximately 2 feet below ground level at the property line. Access to the project site is from the east via a paved private road within Starr King Park.² During project construction and operation, vehicles would use the easement to access the project site.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing residence at 1321 De Haro Street is a historical resource as defined by CEQA. In a memorandum dated October 27, 2008, the Planning Department determined that the existing structure on the project site is not a historical resource as defined by CEQA.³

The 1,100 sf building appears to have been constructed in 1913. Based upon the information provided by the project sponsor, none of the occupants were associated with any historical significance. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the

¹ The nonprofit public benefit corporation, Starr King Park, was incorporated in 1985 to maintain, manage, and improve the area as open space.

² A court decision, *Starr King Park, Inc., vs. Daniel Orlando, et al.*, filed in San Francisco County Superior Court on October 22, 1992, granted the previous property owner and his successors in interest vehicular access from Carolina Street via a private road within the Starr King Park.

³ Historic Resource Evaluation Response Memorandum for 1321 De Haro Street from Ben Fu, Historic Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, October 27, 2008. A copy of this memorandum is attached.

California Register of Historical Resources. Therefore, the memorandum concludes that the residence is not a historical resource under Criterion 1 (events), Criterion 2 (Persons), or Criterion 3 (Architecture). In addition, the immediate context is mixed and does not display a high level of visual continuity. Thus, the area is not eligible for listing as a historic district, and the proposed project would not have an adverse effect on offsite historical resources.⁴

Because the existing building is not considered a historical resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant resources, its demolition and replacement would not result in a significant impact on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project would also involve the demolition of a 1,100 sf single-family residential building. CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1(l)(1).

CEQA State Guidelines Section 15303(b), or Class 3(b) provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would entail the construction of a 3,100 sf, three-story residential structure with three dwelling units and a garage containing three parking spaces. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ Ibid.



SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeanie Poling
Project Address: 1321 De Haro Street
Block/Lot: 4218/036
Case No.: 2008.0505E
Date of Review: October 27, 2008
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story over basement, single-family dwelling and construct a new three-story building with three dwelling units and a two-car garage.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the materials submitted by Albert Costa, 1321 De Haro Street was constructed by an unknown architect and owned and developed by A. Carlson in 1913. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the east side of De Haro Street between 23rd and 25th Streets in the RH-3 (Residential, House, Three-Family) district. The adjacent property to the north is public open space known as the Starr King Park. The adjacent property to the south is a two-unit, two-story, dwelling constructed circa 1913. The existing context is mostly residential with mixed density. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials in the neighborhood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☒ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: To be Determined up on Completion of Survey.

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to Parcel Information Database, the subject property was constructed in 1913 and is approximately 1,100 square feet. Based upon the information provided, none of the occupants were associated with any historical significance. The property was originally owned by A. Carlson. The property has since then been exchanged ownership nine times. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

As the subject property does not meet the criteria to identify it as eligible for the California Register, a thorough evaluation of the buildings integrity was not conducted. Based upon the materials submitted by Albert Costa and judging by the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the styles of the Early Twentieth Century Revivals Period or the Edwardian Period. Based upon historic Sanborn Maps and building permit records, it is clear that 1321 De Haro Street as it appears today is not how it was originally constructed. The building façade appears to have been altered overtime. The original bay windows were replaced and a rear addition constructed sometime before 1950. It is likely that the façade was stripped of its original ornamentations and architectural elements, such as wood siding and trim, hip roof with shingles, and refinished with cement plaster, siding, and added a new roof covered with tar and gravel. The alteration of window configurations at the façade also contributes to the loss of character.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

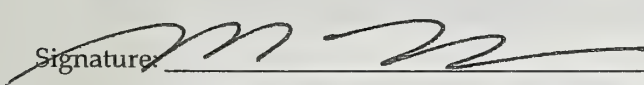
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, Preservation Coordinator

Date: 10-27-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\49 Grace Street_20071230E.doc



1321 De Haro Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2007.1474E
Project Title: 4205 — 24th Street
Zoning: 24th Street—Noe Valley NCD (24th Street—Noe Valley Neighborhood
Commercial) Use District
40-X Height and Bulk District
Block/Lot: 6505/001
Lot Size: 2,700 square feet
Project Sponsor: Tom McElroy
Feldman Architecture
(415) 252-1441 Ext. 22
Staff Contact: Tim Blomgren — (415) 575-9023
Tim.blomgren@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the alteration of a two-and-a-half story mixed-use building with six residential units and ground floor commercial space, built in c. 1885-1895, by building a 40 foot tall two-story vertical extension on the east end of the building; constructing a horizontal extension on the west side of the third floor of the building; replacing wooden siding; changing the fenestration arrangement and orientation; and installing a living grass roof. The proposed project would increase the 6,162 square-foot (sf) floor area of the existing structure by 1,086 square feet to 7,248 square feet and increase the number of off-street parking spaces from two to four. The project site is located on the southwest corner of 24th and Diamond Streets in the Noe Valley neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko

Environmental Review Officer

November 18, 2008
Date

cc: Tom McElroy, Project Sponsor
Tim Blomgren, MEA Division
Michael Smith, Neighborhood Planning Division
Sophie Middlebrook, Preservation Planner

Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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NOV 25 2008

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Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department reviewed the existing building to determine whether or not it could be considered an historical resource as defined by the California Environmental Quality Act (CEQA). In a memorandum dated February 22, 2008, the Planning Department determined that the building was not a historic resource.¹ The existing two-and-one-half story, approximately 6,162 square foot, six unit residential structure with ground floor commercial space was initially constructed between 1885 and 1895. The building's original façade was replaced in the 1930s with a non-Victorian stucco front and a penthouse addition was constructed in 1940. These non-original alterations are not consistent in size, scale, detailing, or distribution with the Victorian details typical of construction of that era. The subject building is not on any survey of historic buildings or on the National or the California Register.

Although existing building was built during the late 1800s, it does not meet the California Register criteria for the following reasons:

- Criterion 1, Events: The building was constructed in the late 19th Century and was altered in the 1930's and 1940's and provides no contribution to the collective history of the area.
- Criterion 2, Persons: No person of known historical significance appears to have been associated with the subject property.
- Criterion 3, Architecture: The subject building is a two-and-a-half story wood-framed mixed-use building which does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction.² The building has had numerous alterations, such the stucco façade and the construction of the addition. It retains architectural integrity only in terms of location, and lacks integrity in terms of association, design, workmanship, setting, feeling, and materials.

The immediate block was constructed in the late-19th Century as the Horner's Addition. By the 1880s, 24th Street had developed into a neighborhood hub. Building styles along 24th Street are a diverse mix of architectural styles including Edwardian, Stick, and an eclectic mix of modern styles. It does not appear that the subject property is located within a potential historic district for purposes of CEQA.

For the reasons identified above, the subject building is not an individually eligible resource nor is a contributor to a historic district. The Planning Department's preservation staff concluded that the building does not appear eligible for the California Register and therefore would not be considered an historic resource.

¹ Historic Resource Evaluation Response Memorandum, from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department. February 22, 2008. This document is attached, along with a photo of the existing building.

² *Ibid.*, p. 3.

As the project would require soil disturbance less than two feet below the ground surface and as there are no known prehistoric or historic archeological resources in the area, the project would not significantly impact archeological resources.³

The proposed project would therefore not have a significant effect on historic resources as defined by CEQA and it may be found to be exempt from environmental review if other criteria are satisfied. The proposed project would involve alterations to a two-and-a-half story, mixed-use building. CEQA Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided the addition would not result in an increase of more than 50 percent of the floor area or 2,500 square feet, whichever is less. The proposed would add 1,086 square feet to a 6,162 square foot structure. Therefore, the project meets the criteria of Section 15301(e)(1) and is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reason, it can be seen with certainty that the proposed project could not have a significant effect on the environment, and is therefore exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated February 22, 2008.

Attachment B: Photograph of Front Façade of Existing Structure at 4205—24th Street.

³ Archeological Sensitivity Memorandum, from Don Lewis/Randall Dean, Major Environmental Analysis, San Francisco Planning Department to Tim Blomgren, San Francisco Planning Department, January 28, 2008.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: 4205 24th Street
Block/Lot: 6505/001
Case No.: 2007.1474E
Date of Review: February 22, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | Sophie.Middlebrook@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a two-story vertical addition to the existing two and a half story mixed-use building, as well as a new garage and associated curb cut at the ground level. The existing building measures approximately 6,250 square feet and includes two commercial units and six residential units with two off-street parking spaces. The project proposes to maintain the six residential units, and to add two new off-street parking spaces for a total of four off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

County Assessor's records indicate that the subject building was constructed in 1900; however, the subject building appears on Sanborn Fire Insurance Maps as early as 1899-1900 and was likely constructed in the late nineteenth century. A photograph of the property that appears to have been taken in 1909 (submitted by the project sponsor) indicates that the subject building was originally clad in wood siding and detailed in a manner consistent with the Italianate Stick architectural style; originally, the building appears to have had a square, angled bay at the corner of 24th and Diamond Streets. Based on an examination of the 1909 photograph, it appears likely that the subject building was constructed sometime between and 1885-1895. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the southwest corner of 24th and Diamond Streets within the 24th-Noe Neighborhood Commercial District (adjacent to an RH-2 residential district) and a 40-X Height and Bulk District. The subject block was developed as part of Horner's Addition in the mid-nineteenth century. The commercial district along 24th Street was a neighborhood hub by the 1880's, and was accessible by public transportation beginning in 1887 with a cable car along Castro Street and an electric streetcar along

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

24th Street. Buildings in the surrounding area are constructed in a range of architectural styles, including Edwardian, Stick, and an eclectic mix of more modern styles. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject property appears to have been constructed in the late nineteenth century, and that the building was significantly altered in a style that appears to date to the 1930's. The subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from the building permit history provided by the Project Sponsor indicates that the first known owner associated with the subject building was Elizabeth Kolb, the widow of Christian Kolb. Christian Kolb is listed as a baker in the City Directory. This family association is consistent with a sign visible at the ground floor commercial portion of the subject building in the 1909 photograph which identifies the shop as "Kolb Bakery." No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two and a half-story, wood-frame, mixed-use building that is rectangular in plan with a poured concrete foundation and a flat roof. The east and north elevations are clad in smooth stucco, ornamented only with an applied, rounded bandcourse just below the roof line.

Windows in the residential units appear to be double-hung vinyl windows, while the ground floor commercial spaces appear to have fixed metal windows. The west and south elevations are clad in horizontal wood siding. The primary entrance is recessed and is located on 24th Street, accessed through an archway topped by a simple stucco molding. The garage entrance is also located on 24th Street. A secondary, recessed residential entrance is located on the Diamond Street elevation. The primary commercial entrance is accessed at the corner of 24th and Diamond Streets, through a "cornerstore" entrance angled at 45 degrees from the street face.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks

Setting:	☐ Retains	☒ Lacks
Feeling:	☐ Retains	☒ Lacks
Materials:	☐ Retains	☒ Lacks

Notes: Based on a comparison of the subject property as it exists today and the 1909 photograph, it is clear that the subject property has been significantly altered. The existing smooth stucco façade is in stark contrast to the ornate, wood-clad structure constructed in the Stick architectural style depicted in the 1909 photograph. The 1948 Sanborn Fire Insurance Map indicates that by the middle of the twentieth century, the square, corner bay of the original structure had been removed. A building permit dated September 23, 1940 describes a proposal to add the penthouse addition to the roof of the subject property; a building permit for the removal of the original wood siding and the application of the existing stucco could not be located.

It does not appear that the subject building retains sufficient integrity to convey historic significance. As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

2-25-08

CC:

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Michael E. Smith, Neighborhood Planner, SW Quadrant

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4205 — 24th Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.0966E
Project Title: 1600 Market Street
Zoning: NCT - 3 (Neighborhood Commercial Transit District, Moderate-Scale)
Market-Octavia, 85-X Height and Bulk District
Block/Lot: 0854/001
Lot Size: 5,257 square feet
Project Sponsor: Brian Spears
415-564-8855
Staff Contact: Moises Aceves - (415) 575-9050
Moises.Aceves@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southwest corner of the intersection of Page and Market Streets within the Downtown Civic Center area. The proposed building would be situated on a triangular lot bound by Market Street to the southwest, Page Street to the north, and Franklin Street to the east. The site is currently occupied by a single story commercial space containing a furniture store with no off-street parking. The proposed project involves the demolition of the existing 5,211 square foot structure, which was constructed in 1906, and the construction of a larger mixed-use building containing 23 dwelling units, a 3,700 square-foot restaurant, and eight dedicated, independently accessible, basement-level parking spaces. The proposed new structure would consist of an 85-foot high, nine-story building with a total gross floor area of approximately 42,000 square feet.

EXEMPT STATUS:

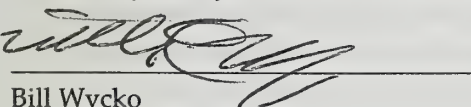
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko

Environmental Review Officer


Date

cc: Brian Spears, Project Sponsor
M. Aceves, Planning Dept
Supervisor Chris Daily, District 6

Bulletin Board
V. Byrd, M.D.F

GOVERNMENT
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NOV 25 2008

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HREER) Memorandum, the property at 1600 Market Street does not appear eligible for listing in the California Register as either an individual resource or as a contributor to a historic district.¹

The existing building is a single-story, triangular in form, concrete commercial building featuring a single storefront facing Market Street. The subject building was previously identified in the Unreinforced Masonry Building Survey (UMB); however, in its current condition it does not convey a 1906 period of significance nor does it possess any character defining features. Research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history.²

The buildings in the immediate area along Market and Franklin Streets possess a number of finely detailed mixed-use office and commercial buildings constructed during the reconstruction period of San Francisco after the 1906 Conflagration; however, no eligible historic district has been identified that encompasses 1600 Market Street or any adjacent off-site historic resources. As a result, the building does not appear eligible for the California Register as either an individual resource or as a contributor to a historic district.³ Therefore, the demolition of the existing structure's and construction of the proposed project would not have an adverse effect on any historic resources.

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project would be consistent with the San Francisco *General Plan* and with its zoning designation. The site is located within a NCT-3 (Neighborhood Commercial Transit District, Moderate-Scale) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* sections 731.22 and 731.90.

Pursuant to *Planning Code* Section 731.94, the project would be permitted to provide a maximum of 11.5 off-street parking spaces, which amounts to 0.5 space for every dwelling unit. The proposed project would provide 11 off-street spaces. The project also would be consistent with all other applicable zoning plans and policies.

¹ Memorandum from Tim Frye, Preservation Technical Specialist, Historic Resource Evaluation Response 1600 Market Street, October 17, 2008 Attached

² Ibid.

³ Ibid

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 0.12 acre (5,250 square foot) project site is located within a fully developed area of San Francisco. Surrounding land uses primarily consist of residential, light industrial, and commercial development. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, is mainly covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species. Street will be maintained.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site is located on a triangular lot bound by Market Street to the southwest, Page Street to the north, and Franklin Street to the east in the Western Addition District of San Francisco. Based on a conservative assessment of movements using the project site as the origin/destination, and according to the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the project site would generate approximately 825 daily person-trips, 94 of which would occur during the PM peak hour. The person-trip mode split suggests that 460 of the daily person trips would take place via automobile, 163 by transit, 171 by walking, and another 31 would use other means of transport. The project site would create 49 PM peak hour automobile trips.

Intersection operating conditions were evaluated at two intersections: specifically Van Ness/Market and South Van Ness/Mission/Otis for the PM Peak hour (generally between 5:00 and 6:00 PM) of the weekday PM peak period (4:00 to 6:00 PM). In San Francisco, LOS (Level of Service) A through D are considered satisfactory service levels, and LOS E and F conditions are considered unsatisfactory service levels. The Existing Year LOS for the two study intersections of Van Ness/Market and South Van Ness/Mission/Otis operate at LOS C and E respectively.⁴ In general, the addition of project-generated traffic would result in relatively small changes in the average delay per vehicle at the study intersections, and the study intersections would continue to operate at the same service levels as under Existing condition, and would therefore not result in any significant impacts. The project added traffic would not significantly affect the existing roadway level of service.

⁴ San Francisco Planning Department, *Better Neighborhoods 2002 Market/Octavia Study Area Existing Conditions Report*, August 2001 and counts conducted by Wilbur Smith Associates, March 2004.

It is expected that there would be significant cumulative traffic impacts due to the anticipated background traffic growth which would cause the LOS at Van Ness/Market and South Van Ness/Mission/Otis to deteriorate to LOS E and LOS F respectively under 2025 Cumulative conditions.⁵ The proposed project's share of future traffic growth at these intersections that would operate at LOS E or F under 2025 Cumulative conditions would not be substantial. The proposed project traffic would not represent a considerable contribution to the Existing plus project intersection operating conditions, and the proposed project would not have a significant traffic impact at these intersections.

The site is well served by public transportation. During the week, 18 MUNI lines are available to serve the proposed project site. The 18 MUNI lines adjacent to the project site operate, at headways averaging 10 to 15 minutes. Riders accessing the project site would be distributed across one or two coaches for any line, resulting in approximately one or two riders per coach which could be accommodated with existing service.⁶ Thus, impacts would be considered less-than-significant.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic related impacts.

Parking: Pursuant to *Planning Code* Section 151, the project could provide a maximum of approximately 11.5 off-street parking spaces, or 0.5 per each dwelling unit. The project would provide a total of 11 parking spaces. Apart from the Planning Code requirements, the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) estimates parking demand based on the proposed development intensity. Parking demand analysis suggests the proposed building would create an estimated demand for 58 parking spaces. This indicates that there would be a demand-based parking deficit of 47 parking spaces overall. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce

⁵ San Francisco Planning Department, *Market and Octavia Neighborhood Plan EIR*, certified April 5, 2007. File No. 2003.0347E, PP4-185

⁶ San Francisco Municipal Transportation Agency, Most (& Least) Frequented Service, Accessed December 24, 2007 online at <http://www.sfmta.com/cms/mroutes/FrequentService.htm>

parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.⁷ The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Access: Access to the project site would be located on a portion of Page Street which terminates at the intersection of Market and 12th Streets. Page Street, from the east end at 12th Street, is a two-way street with parallel parking on both sides and commercial parallel parking on the south side. Franklin Street is a four-lane, one-way major arterial and a congestion management network roadway extending northerly from Market Street in the city center to Lombard Street/ State Highway 101. Sidewalks and on-street parking are present on both sides of the street. Market Street is a major arterial with a variety of multi-modal transportation services utilizing its right-of-way including BART, the MUNI underground, street or trolley cars, buses, and autos. It is a two-lane roadway in each direction with one lane in each direction reserved for buses. MUNI's streetcar tracks run along a center median area. Raised median areas separating auto and bus lanes at intersections serve as waiting platforms for transit patrons.

Access to and from the proposed parking garage would be on Page Street, via a two-way ten-foot-wide driveway. Vehicles would enter the building at grade and park in an assigned lift space. The mechanical parking system would consist of one independent vertical lift that provides lateral sliding of cars. The parking system would be user operated requiring the person to key in an assigned parking space in order to park or to retrieve a parked vehicle. The mechanical parking lift manufacturer has indicated that the time needed for one car to enter the

⁷ San Francisco. Transit First Policy. Accessed online December 04, 2007 at: www.sfmta.com/cms/bcomm/3179.html

lift before the next car can begin parking ranges between 20 and 60 seconds. If four cars were to arrive within a two-minute period, it is anticipated that two of the waiting cars could queue inside the garage, with the other two cars queuing on Page Street. The Page Street queue would be expected to dissipate within two minutes. If twelve cars were to arrive within an hour, averaging one car every five minutes, there would be no queue since the lifts take a maximum of one minute to park each car. Because there would be 36 feet of clearance between the lift and the building facade, departing drivers would be able to maneuver their vehicles toward the ramp and exit forward onto Page Street.

The effect on traffic flow on Page Street from project vehicles entering and exiting the garage is not expected to be substantial. There would be adequate on-site queuing to avoid queuing of the vehicles accessing the project on page street for substantial lengths of time. The proposed driveway would be located at the western end of the project site allowing for adequate Muni access along the Page Street frontage.

Loading: Based on the *Guidelines*, the proposed project would generate no loading demand. The *Planning Code* does not require off-street loading for residential development less than 100,000 square feet and commercial development less than 10,000 square feet in the NCT-3 zoning district. The proposed project would avoid the potential for impacts to adjacent roadways by limiting all long term and construction loading/staging operations to the on-street commercial loading area along Page Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Page Street.

Pedestrian and Bicycle Conditions: Page Street currently has limited pedestrian volumes. Other major streets in the areas Market, Franklin Streets typically accommodate a much more substantial volume of pedestrian traffic on a regular basis, particularly on weekdays. Pedestrian volumes are typically reduced during weekend periods when surrounding businesses are generally closed. Virtually all street frontages include sidewalks, and intersections include crosswalks with traffic typically controlled with traffic signals. Pedestrian volumes vary considerably by location and day of the week.

The proposed project would generate approximately 11 p.m. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict since there is currently a limited pedestrian volume. Sidewalk widths are sufficient to allow for the free flow of pedestrian traffic. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

In the vicinity of the project site, there are five major Citywide Bicycle Routes, consisting of Class II lanes and Class III routes. Market Street comprises a portion of bicycle route # 50, and bicycle route # 38 runs along Page Street. Bicycle traffic is heavier on Market Street than on the surrounding streets. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

The recently amended (Board of Supervisors Ordinance No. 129-06) *Planning Code* Section 155.5 requires that residential projects of 50 dwelling units or less provide one bicycle space for every two dwelling units. Per Section 155.5, the proposed project would be required to provide 24 bicycle parking spaces which would be provided inside the tenant storage units in the parking garage. In conclusion, the proposed project would not substantially increase pedestrian and bicycle hazards.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban neighborhood, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The project proposes to construct a building of approximately 24,196 square feet, which is much less than the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

Archeological Resources: The project would require minor excavation to a depth of four feet below the existing basement level in order to accommodate the new elevator pit. The new building would be supported by a two-foot-deep concrete mat foundation. The Planning Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁸

⁸ Archeological Response for 1600 Market Street, Memorandum from Don Lewis, Major Environmental Analysis, April 22, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0966E.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be situated in an area where all utilities and services are currently provided; no need for any expansion of public utilities or public service facilities is anticipated.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on May, 15 2008 to owners, and occupants within a 300-foot radius of the project site. No comments were received.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting certain conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would therefore meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Moises Aceves
Project Address: 1600 Market Street
Block/Lot: 0854/001
Case No.: 2008.1208E
Date of Review: October 17, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT ☒ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes demolishing the existing one-story structure, originally constructed in 1906, and constructing a new 9-story, mixed-use structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was previously identified in the Unreinforced Masonry Building Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the corner of Market and Franklin Streets. The immediate area possesses a number of finely detailed mixed-use office and commercial buildings constructed during the reconstruction period of San Francisco after the 1906 Conflagration.

- 1. California Register Criteria of Significance:** *Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: There are a number of areas along Market Street that have been previously identified as established or eligible California Register Districts. The immediate area of the subject building does

contain several individually eligible historic resources; however, no eligible historic district has been identified that encompasses 1600 Market Street or any adjacent off-site historic resources.

The subject building was constructed during the Reconstruction Period after the 1906 Conflagration; however, in its current condition it does not convey this significance nor does it possess any of the characteristics that are normally associated with this event. For more information of the character-defining features associated with the Reconstruction Period, please refer to the South of Market, the Transit Center, and the Mission Neighborhood Context Statements.

The subject building does not appear to be associated with any known significant persons that would identify it as eligible for the California Register.

The subject building is a utilitarian concrete structure that does not possess any of the characteristics that would identify it as individually eligible for the California Register under the Architecture Criterion. Furthermore, it has been subjected to a number of alterations since its initial construction that have significantly impacted its historic integrity.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register so a thorough evaluation of integrity was not completed.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans it is the determination of staff that the project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent historic structures. In sum, staff believes that the project will not adversely impact any adjacent historic resources.

ADDITIONAL PRESERVATION TECH SPEC REVIEW

Signature: _____

Angela Heitter, Historic Preservation Technical Specialist

Date: _____

10/22/08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Market_1600_2008.1208E.doc

The first part of the paper discusses the importance of the study and the objectives of the research. It then proceeds to a detailed description of the methodology used, including the data collection and analysis techniques. The results of the study are presented in the following section, followed by a discussion of the implications and conclusions. The paper concludes with a summary of the findings and a list of references.

The study was conducted in a laboratory setting, where the participants were asked to perform a series of tasks under controlled conditions. The data collected was analyzed using statistical methods to determine the significance of the results. The findings of the study suggest that there is a significant relationship between the variables studied, and this has important implications for the field of research.

The results of the study are presented in the following table, which shows the mean values and standard deviations for each of the variables measured. The data indicates that there is a significant difference between the groups, and this is supported by the statistical analysis.

The study was limited by a number of factors, including the sample size and the duration of the experiment. However, the results provide a valuable insight into the phenomenon being studied, and further research is needed to confirm the findings.

The authors would like to thank the funding body for their support, and the participants for their contribution to the study. The paper is published in the journal of the International Association of Researchers, and is available online at the following link: [http://www.iares.org](#).

1600 MarketSt



CORNER OF PAGE STREET AND MARKET



FRONT ALONG MARKET STREET



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0320E
Project Title: 25 Lusk Street
Zoning: SLI (Service/Light Industrial) District
40-X Height and Bulk District
Block/Lot: 3787/022
Lot Size: 6,159 square feet
Project Sponsor: Tuija Catalano, Reuben & Junius, (415) 567-9000, for
Niam 563 Lusk, LLC (415) 901-5708
Staff Contact: Jeremy Battis, Major Environmental Analysis
(415) 575-9022, jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is the conversion of an existing two-story 14,420-square-foot (sf) masonry office (business services use) building constructed in 1917 to establish an approximately 13,513-sf, two-level, full-service restaurant with 4,994 sf of floor area dedicated to public use, and 8,519 sf reserved for support functions such as food preparation, kitchen space, and storage areas. The remaining approximately 907 sf would consist of "dead space" composed of such items as stairways, utility closets, and wall widths. The existing building provides no off-street parking and none is proposed. The existing building envelope and front facade would not change, except for minor changes to the building's main entrance. The project site, to the north of Townsend Street, is located on the east side of Lusk Street, a minor midblock lane, on an irregularly-shaped parcel within the block bounded by Townsend Street to the south, 4th Street to the west, Brannan Street to the north, and 3rd Street to the east in the South of Market neighborhood. The project would require a mandatory discretionary review by the City Planning Commission for a restaurant use serving alcoholic beverages, a policy proposed to be discontinued as part of the pending Eastern Neighborhoods Plan Area.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

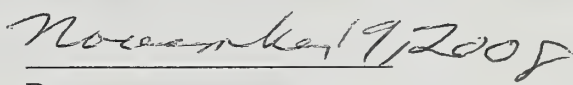
GOVERNMENT
DOCUMENTS DEPT

NOV 25 2008

SAN FRANCISCO
PUBLIC LIBRARY


BILL WYCKO

Environmental Review Officer


Date

cc: Tuija Catalano, Project Applicant
Historic Distribution List
Distribution List

E. Oropeza, B. Bollinger, & L. Gibson, Planning Dept.
Bulletin Board / M.D.F.

REMARKS (continued):

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building does not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HREER) memorandum).¹ The analysis and conclusions of the HREER, which evaluated a previously proposed project that was not implemented, remain valid as confirmed by the Department's Preservation staff.² As part of its historic evaluation, the Planning Department reviewed accompanying architectural survey forms, which indicate that the structure was "never considered individually significant as a historical resource." Also factoring into the Department's determination was the finding that of seven integrity-rating criteria, the structure retains only its location; other criteria notably absent include such items as design, materials, and workmanship. Because the existing building is not a historic resource, its alteration would not result in a significant impact to a historic resource.

Transportation

Because the proposed project would result in a change of use from business services to restaurant, a use commonly associated with a high number of vehicle and delivery trips, and recognizing the transportation access constraints presented by the project site, the Planning Department requested that a transportation analysis be performed by a qualified engineering consultant. In response, the project applicant retained the transportation engineering firm of DMJM Harris to independently evaluate the project site's existing conditions and the parking and circulation issues associated with the proposed restaurant use.³ The results of this analysis are summarized in the Traffic section below.

Lusk Street, a minor midblock lane extending north and south along the project site's frontage, exists as a two-way, 27-foot-wide public right-of-way, with two 11-foot-wide travel lanes and a single five-foot-wide sidewalk on the east side of the street. Lusk Street is accessed from the northern side of Townsend Street, a four-lane bi-directional street with on-street metered parking on both sides of the street. The entrance to Lusk Street is marked by a Department of Parking and Traffic (DPT) sign designating it as a "dead end" street. Approximately 270 feet north of its terminus with Townsend Street, Lusk Street changes direction (at a right angle) to the east as it narrows to a single 11-foot travel lane before terminating at the northern end of the loose gravel surface north-south alley known as Clyde Street. Lusk and Clyde streets together form a horseshoe shape, but the necessary right-angle turn and single 11-foot-wide travel lane on Clyde Street, render vehicle travel between Lusk and Clyde Streets impractical for most motorists. However, there is an unofficial connector linking Lusk Street to Ritch Street, a 14-foot-wide one-way north-bound mid-block street between Townsend and Brannan Streets. Here, at the eastern terminus of Lusk Street at the northern end of Clyde Street, the connector, a vacant through-lot fronting on Ritch Street (in nighttime use as a staging and outdoor smoking area for the adjacent night club at 330 Ritch Street, but typically unoccupied during daytime hours) serves as a practical, limited operation and unofficial means of access to Lusk Street. On-street parking is prohibited along the frontage of the project site, thus making prohibitive the introduction of a passenger or freight loading zone. These apparent accessibility

¹ Historic Resource Evaluation Response Memorandum from Winslow Hastie, Preservation Resource Specialist, to Nannie Turrell, Major Environmental Analysis. October 26, 2005. See attached.

² Email message from Moses Corrette, Historic Resources Survey Coordinator, to Jeremy Battis and Lisa Gibson, Major Environmental Analysis. November 3, 2005. This document is on file and available for public review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2008.0320E.

³ *Parking and Circulation for 25 Lusk Street, San Francisco, CA*. Prepared by DMJM Harris, November 19, 2008. See attached.

constraints led the transportation consultant to recommend that the project applicant take voluntary steps to address the increase in trips expected to be associated with the proposed use. A summary of these steps addressing parking and loading constraints are summarized in the Improvement Measures section below.

Traffic

Based on the trip generation rate for restaurant use within Superdistrict 1 in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) ("*Guidelines*"), the proposed restaurant use would generate an estimated average daily 999 person-trips, including about 135 person-trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 48 automobile person-trips, 23 transit trips, 47 walking trips, and 17 trips by other means including taxi, motorcycle, and bicycle, resulting in an estimated 20 vehicle trips in the p.m.-peak hour.⁴

This incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions and would not result in a significant adverse environmental impact with regard to traffic.

Parking

San Francisco Planning Code Section 151 requires that, in zoning districts designated SLI, restaurant uses shall provide one off-street parking space for every 200 sf of occupied floor area where the total restaurant occupied floor area exceeds 4,999 sf.⁵ The proposed project's occupied floor area would be 4,994 sf, resulting in no off-street parking requirement. Therefore, because the proposed project is not subject to Planning Code parking requirements, off-street parking would not be provided at the project site. However, the proposed project would generate a demand for parking. The unmet demand for parking resulting from the proposed use is what's known as a parking deficit. Applying the parking demand calculation methodology in the *Guidelines*, the proposed restaurant use would result in a daily parking demand for about 75 vehicles (71 short-term and four long-term spaces). Applying the expected turnaround rate for restaurant use as provided by the *Guidelines*, it was determined that the p.m. peak hour would be associated with a demand for 17 spaces. Given that the p.m. peak hour represents the highest period for project parking generation, the project would result in an overall parking deficit of 17 parking spaces. During all other hours, the project's parking demand would be less than 17 spaces per hour. According to the parking demand rate in the *Guidelines*, the existing 14,420 sf of Business Services (office) space generates a daily parking demand for 26 vehicles and a p.m.-peak demand of 16 vehicles. Thus, the proposed use would result in an incremental parking demand of 49 total daily vehicles and 1 p.m.-peak hour space, a change considered to be less than significant.⁶

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on

⁴ In accordance with the *Guidelines*, visitor trips associated with restaurant customers were assigned the retail vehicle occupancy rate of 2.43 persons-per-vehicle and work trips associated with restaurant employees were assigned a retail vehicle occupancy rate of 2.37 persons per vehicle.

⁵ For the purpose of defining occupied area, restaurants and bars exclude any space not accessible to the public (*Zoning Administrator Interpretation, Planning Code Section 102.10, May 1993*).

⁶ *Supra* note 3.

the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project site is well served by many forms of public transportation including the N-Judah and T-Third MUNI Metro lines along King Street, just one block south of Townsend Street), two nearby MUNI Metro stations (at Fourth and King Streets, and at Second and King Streets, both located slightly more than one block from the project site), several MUNI bus lines (most directly, the 30-Stockton and 45-Union/Stockton routes running along Townsend Street between Third and Fourth Streets), and the Caltrain, whose terminal is located at Fourth and Townsend Streets, approximately one block from the project site.⁷

The traffic analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects. In view of the above discussion, the proposed project's parking effect would not rise to a level considered to be significant.

Freight Loading

San Francisco Planning Code Section 152.1 requires that, in zoning districts designated SLI, restaurant uses shall provide one off-street freight loading space where the total restaurant occupied floor area ranges from 10,001 to 30,000 sf. The proposed project's occupied floor area would be 4,994 sf, resulting in no off-street loading requirement. Therefore, because the proposed project is not subject to Planning Code loading area requirements, an off-street freight loading facility would not be provided. Still, the proposed project would generate a demand for freight loading, and without a designated facility, a freight loading deficit would result. The proposed use would generate a demand for between 6 and 18 daily loading spaces, of which, the demand during the p.m. peak hour would be generally less than one loading spaces. This estimate provides an average hourly demand ranging from 0.3 to 0.8 loading spaces, or less than one loading space per hour.⁸

⁷ *Ibid.*

⁸ *Ibid.*

Improvement Measures

To address the expected parking deficit, the project applicant has volunteered to provide a **valet parking** service to restaurant customers as recommended by the transportation consultant, subject to DPT approval to establish a valet parking zone located approximately 130 feet south of the subject building entrance at the northeast corner of Lusk and Townsend. DPT would hold a public hearing to consider the merits of the proposed valet parking zone, which would span three metered on-street spaces (two of which would also have daytime use as proposed freight loading zone described below). The proposed valet parking program, operating in the evening hours, would reserve approximately 40-vehicle spaces at the nearby 470 Brannan Street surface parking facility (or an equivalent facility), an existing parking lot having permanent use entitlements.⁹ An additional item recommended by the consultant and offered voluntarily by the project applicant as a measure to increase the use of valet parking services is the introduction of **new signage** that would deter or prohibit stops on or entry onto Lusk Street. Such proposed signage would be subject to DPT approval. The cost of sign fabrication and installation would be borne by the project applicant.

In addition, the project applicant has volunteered to adopt the consultant recommendation to implement a **parking validation** program in tandem with the **Townsend Street Beacon Garage** (or an equivalent facility), a 267-space facility having nighttime public parking capacity of approximately 50 percent, located within the subject block.¹⁰

In response to the issue of deliveries and **freight loading**, the project applicant has volunteered to request that DPT create a new loading space on nearby Townsend Street by converting two existing metered spaces at the northeast corner of Lusk and Townsend streets, approximately 130 feet south of the subject building entrance. (This request would be folded into the application to establish a valet parking zone described above.) Furthermore, the project applicant has agreed that restaurant operations would require that deliveries occur such that workers be required to **hand cart deliveries** to and from the restaurant by use of the designated loading zone on Townsend Street.

Enforcement of these voluntary improvement measures would be done by means of a Planning Department Notice of Special Restriction (NSR) being entered on the property to assure that the customer valet parking program maintains sufficient capacity at 470 Brannan Street (or an equivalent facility), and that the hand-carted freight hauling procedure remain in effect for as long as the building is in restaurant use.

Land Use

The project site is within an SLI district, an area within the South of Market neighborhood, established by City Planning Commission Resolution No. 17658 in July 2008 as a "One-To-One" area for the purposes of addressing the CEQA thresholds of significance with regard to the loss of PDR (production, distribution, and repair) uses. The project site, within the boundaries of the Eastern Neighborhoods Plan Area and the Housing/PDR Overlay¹¹, is subject to the policy provisions of Resolution No. 17658, which, within One-To-One areas, establishes that a project that would replace PDR on a one-to-one basis would not result in a significant effect with regard to PDR loss.

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ Established by City Planning Commission Resolution No. 16727.

The project applicant has documented the project site as having no recent history (within the previous six years) of PDR use. Therefore, as set forth in Resolution No. 17658, there shall be no required CEQA analysis of the proposed project's potential to contribute to cumulative PDR loss.

Exempt Status

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would consist of an interior remodel and change of use from business services to restaurant that would entail new walls, electrical, plumbing, and heating, ventilation, and air conditioning ducts. The proposed project would not change the existing building envelope or front façade. Therefore, the proposed alterations are exempt from environmental review under Class 1.

This exemption is appropriately applied to the proposed change of use because the occupancy of the proposed restaurant use would be comparable to the occupancy of the existing business service use were it to be expanded by 10,000 square feet, as provided by CEQA Section 15301(e). According to San Francisco Building Code's standard building occupancy table (Table 10-A, Minimum Egress Requirements) the existing use, were it to incur a 10,000 sf expansion, would have a resulting estimated occupancy load of 235 persons. The proposed project, according to the project applicant, would have a maximum seating occupancy of approximately 208 persons and no more than 30 employees on site at any given time, thereby resulting in a building occupancy and intensity of use approximately equivalent to that of the existing use.¹²

The proposed change of use would establish full-service restaurant operations and would entail no expansion of floor area. Therefore, the proposed conversion of use is exempt from environmental review under Class 1.

Conclusion

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would also not result in a significant adverse effect to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹² Email message from Tuija Catalano, Reuben & Junius, to Jeremy Battis and Lisa Gibson, Major Environmental Analysis. November 18, 2005. This document is on file and available for public review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2008.0320E.

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Memorandum

Date: November 19, 2008
To: Jeremy Battis, San Francisco Planning Department
From: Ryan Niblock, Geoff Rubendall
Subject: 25 Lusk Street – Parking and Circulation

The purpose of this memo is to provide additional information regarding the proposed parking and traffic circulation arrangements for the proposed restaurant at 25 Lusk Street (herein referred to as the "Project") in San Francisco, California. The proposed restaurant is intended to be a low-turnover, high-quality, sit-down restaurant. In general, for visitors arriving by automobile, the Project Sponsor expects the majority of the parking needs to be served by valet parking and parking validation, and both of these options would be handled without traffic entering onto Lusk Street.

Existing Conditions

The Project site is located on Lusk Street, north of Townsend Street (between Third Street and Fourth Street). Lusk Street is a minor midblock lane extending north from Townsend Street along the Project site's frontage, exists as a two-way, 27-foot-wide public right-of-way, with two 11-foot-wide travel lanes and a single five-foot-wide sidewalk on the east side of the street. On-street parking is prohibited along the frontage of the project site. Lusk Street is accessed from the northern side of Townsend Street, a four-lane bi-directional street with on-street metered parking on both sides of the street. The entrance to Lusk Street is marked by a Department of Parking and Traffic (DPT) sign designating it as a "dead end" street. Approximately 270 feet north of its terminus with Townsend Street, Lusk Street changes direction (at a right angle) to the east as it narrows to a single 11-foot travel lane before terminating at the northern end of Clyde Street, which is a one-lane, 11-foot-wide alleyway. Lusk and Clyde streets together form a horseshoe shape, however, the necessary right-angle turn and single 11-foot-wide travel lane on Clyde, rendering vehicle travel between Lusk and Clyde impractical for most motorists. However, it should be noted that an unofficial connector linking Lusk Street to Ritch Street exists at the eastern terminus of Lusk at Clyde. Ritch Street is a midblock street between Townsend Street and Brannan Street, providing a 35-foot-wide public right of way, including a discontinuous seven-foot-wide sidewalk on the east side of the street, a discontinuous six-foot-wide sidewalk on the west side of the street, eight-foot-wide on-street parking, and one 14-foot-wide northbound only travel lane. Here, the connector between Ritch Street and Lusk Street, a vacant through-lot fronting on Ritch Street (in nighttime use as a staging and outdoor smoking area for the adjacent night club at 330 Ritch Street, but typically unoccupied during daytime hours) serves as a practical, limited operation, and unofficial means of access to Lusk.

Overall, the area is well served by public transit, including the N-Judah and T-Third MUNI Metro lines, which run along King Street, just one block south of Townsend Street, the closest cross-street to Lusk Street. The Project Site is in close proximity to two MUNI Metro stations, at Fourth and King Streets, and at Second and King Streets, both located slightly more than one block from the Site. The N-Judah and T-Third MUNI Metro lines provide easy access to the Downtown Financial District and to other transit options, including the BART. Though several MUNI bus lines run in close proximity to the Site, the Project Site is most directly served by the 30-Stockton and 45-Union/Stockton routes running along

Townsend Street between Third and Fourth Streets. The Caltrain terminal is located at Fourth and Townsend Streets approximately one block from the Site.

Travel Demand

Presently, the Project site is occupied by 14,420 square feet of business services (office) space. As currently proposed, the Project would vacate the existing office use, and build a 13,513 square foot "quality sit-down" restaurant, of which 4,994 square feet would be the publicly accessible occupied floor area. The remaining 8,519 square feet of space would be used for the restaurant's kitchen and storage. It is worth noting that based on *Zoning Administrator Interpretation of Section 102.10, dated May 1993*, in restaurants and bars, the area that is not accessible to the public is excluded from the occupied floor area. Trip generation for the occupied floor area is calculated using information provided in the San Francisco Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review (SF Guidelines)*, 2002.

Trips associated with the existing office space are subtracted from the estimated trip generation for the proposed restaurant use to determine the net new trips to be added to the surrounding transportation network. The total person trip generation for proposed Project is summarized in Table 1. Trip generation separated by mode of travel is summarized in Table 2. Trip generation by automobile only is summarized in Table 3.

Table 1: Person Trip Generation Summary

Land Use	Size	Person Trip Generation Rate		Person Trip Generation Total	
		Weekday Daily	PM Peak Hour	Weekday Daily	PM Peak Hour
Restaurant ⁽¹⁾	4,994 SF	200 per 1,000 SF	13.5% of Daily Total	999	135
Office ⁽²⁾	14,420 SF	18.1 per 1,000 SF	8.5% of Daily Total	(261)	(22)
Net Person Trip Generation Total				738	113

Source: *SF Guidelines*, 2002; DMJM Harris, 2008.

Notes: ⁽¹⁾ Restaurant is the proposed new use.

⁽²⁾ Office is the existing use to be removed.

Table 2: Person Trip Generation Summary by Mode

Mode	Modal Split		Daily Person Trips			PM Peak Hour Person Trips		
	Work	Non-Work	Work	Non-Work	Total	Work	Non-Work	Total
Proposed Restaurant Use:								
Auto	38.9%	35.7%	16	342	358	2	46	48
Transit	51.7%	15.5%	21	149	170	3	20	23
Walk	6.9%	36.0%	3	345	348	0	47	47
Other	2.5%	12.8%	0	123	123	0	17	17
Subtotal	100.0%	100.0%	40	959	999	5	130	135
Existing Office Use to be Removed:								
Auto	38.9%	36.0%	(37)	(60)	(97)	(7)	(1)	(8)
Transit	51.7%	25.4%	(49)	(42)	(91)	(10)	(1)	(11)
Walk	6.9%	32.2%	(6)	(54)	(60)	(1)	(1)	(2)
Other	2.5%	6.4%	(2)	(11)	(13)	(0)	(1)	(1)
Subtotal	100.0%	100.0%	(94)	(167)	(261)	(18)	(4)	(22)
Net Trip Generation Total:								
Auto	----	----	(21)	282	261	(5)	45	40
Transit	----	----	(28)	107	79	(7)	19	12
Walk	----	----	(3)	291	288	(1)	46	45
Other	----	----	(2)	112	110	(0)	16	16
Total	----	----	(54)	792	738	(13)	126	113

Source: SF Guidelines, 2002; DMJM Harris, 2008.

Table 3: Automobile Trip Generation Summary

Trip Type	Daily Trips			PM Peak Hour Trips		
	Work	Non-Work	Total	Work	Non-Work	Total
Proposed Restaurant Use:						
Auto Trips	16	342	358	2	46	48
Persons/Auto	1.54	2.43	----	1.54	2.43	----
Vehicle Trip Subtotal	10	141	151	1	19	20
Existing Office Use to be Removed:						
Auto Trips	(37)	(60)	(97)	(7)	(1)	(8)
Persons/Auto	1.54	2.37	----	1.54	2.37	----
Vehicle Trip Subtotal	(24)	(25)	(49)	(4)	(1)	(5)
Net Vehicle Trip Total	(14)	116	102	(3)	18	15

Source: SF Guidelines, 2002; DMJM Harris, 2008.

As shown, the restaurant alone would be expected to generate approximately 999 person trips per day, and 135 weekday PM peak hour trips. However, accounting for trips associated with the existing office use to be removed, the Project would add 738 new daily person trips, and 113 new weekday PM peak hour person trips to the surrounding transportation network.

During the weekday PM peak hour, the restaurant alone would generate 48 trips by automobile, 23 by public transportation, 47 walking trips, and 17 by other means (e.g., taxi, motorcycle, bicycle). However, accounting for trips associated with the existing office use to be removed, the Project would only add 40 new trips by automobile, 12 new trips by public transportation, 45 new walking trips, and 16 new trips by other means. By applying the appropriate vehicle occupancy rates (i.e., the number of persons per automobile) to the automobile trip generation, it is determined that the proposed Project would generate approximately 102 new daily vehicle trips, and 15 new weekday PM peak hour vehicle trips. In general,

this level of peak hour vehicle and transit trip generation would have a minimal effect the surrounding transportation network.

It should also be noted that since the proposed Project would include a high quality restaurant, the peak hours of operation would be likely to occur later in the evening. As such, the trip generation estimates provided may be considered conservative.

Parking / Loading Requirements and Demand

The Project site is currently located in the SLI Zoning District within Superdistrict 1, wherein one parking space for every 200 square feet of occupied floor area is required for restaurant uses provided the total restaurant floor area exceeds 5,000 square feet (*San Francisco Planning Code Section 151*). Also, for restaurants whose floor area does not exceed 10,000 square feet, no loading spaces are required (*San Francisco Planning Code Section 152.1*). In restaurants and bars, the area that is not accessible to the public is excluded from the occupied floor area (*Zoning Administrator Interpretation of Section 102.10, dated May 1993*). The publicly accessible occupied floor area for the purpose of calculating the parking requirement of the proposed Project is 4,994 square feet. Thus, no parking or loading spaces would be required.

Using information provided in the *SF Guidelines*, parking demand estimates were developed for the Project. The Project's total parking demand consists of both long-term demand (typically employees), and short-term demand (typically patrons). The long-term parking demand is derived by estimating the number of employees and applying the mode split and average vehicle occupancy from the trip generation calculations, and the short-term parking is estimated based on the total daily visitor trips and an average turnover rate. The Project's parking demand is summarized in Table 4. It should be noted that similarly to the trip generation calculations performed, the parking demand calculations account for the existing office use to be removed as part of the buildout of the Project.

Table 4: Parking Demand Summary

Land Use	Size	Daily Total			PM Peak Hour		
		Short-Term	Long-Term	Total	Short-Term	Long-Term	Total
Restaurant	4,994 SF	71	4	75	13	4	17
Office	14,420 SF	(13)	(13)	(26)	(3)	(13)	(16)
Net Parking Demand		58	(9)	49	10	(9)	1

Source: *SF Guidelines*, 2002; DMJM Harris, 2008.

As shown, the restaurant alone would generate a total parking demand of 75 vehicles over the course of a day. However, by applying the expected turnover rate (provided in the *SF Guidelines*), the parking demand specific to the PM peak hour can be determined. During the PM peak hour, the restaurant alone would generate a parking demand for 13 short-term parking spaces and four long-term parking spaces, for a total of 17 parking spaces. The existing office use to be removed currently generates a total daily parking demand of 26 vehicles. As such, the net new parking demand for the Project would be 49 vehicles per day. However, considering the turnover rates of each land use, the Project would only result in a net incremental demand for one parking space above levels generated by the existing use during the PM peak hour. This incremental change in parking demand would be indiscernible to most drivers.

The Project's loading demand is also calculated using information provided in the *SF Guidelines*. Loading demand consists of the number of delivery and service vehicle-trips generated, which is estimated based on the Project size and truck trip generation rates. The number of loading spaces necessary to accommodate this demand is based on the anticipated hours of operation, turnover of loading spaces, and an hourly distribution of trips. It should be noted that for general person trip generation, separate rates are provided for "quality sit-down" restaurants and fast food restaurants (and a composite rate is provided). For loading demand calculations, no such distinction is made for different kinds of restaurants, and only a composite rate for restaurants is provided. As such, the rate provided in the *SF Guidelines* may overestimate the Project's parking demand. To account for this potential overestimation, the loading demand rate is reduced by a ratio of the "quality sit-down" restaurant person trip generation rate to the composite person trip generation rate. The Project's loading demand is summarized in Table 5. It should be noted that the loading demand calculations account for the existing office use to be removed as part of the buildout of the Project.

Table 5: Loading Demand Summary

Land Use	Size	Loading Demand			Adjusted Loading Demand		
		Daily Total	Peak Hour Total (Spaces Required) ⁽¹⁾	Average Hour (Spaces Required) ⁽¹⁾	Daily Total	Peak Hour Total (Spaces Required) ⁽¹⁾	Average Hour (Spaces Required) ⁽¹⁾
Restaurant	4,994	18.0	2.5 (1.0)	2.0 (0.8)	6.0	0.8 (0.4)	0.7 (0.3)
Office	14,420	3.0	0.4 (0.2)	0.3 (0.1)	3.0	0.4 (0.2)	0.3 (0.1)
Net Loading Demand		15.0	2.1 (0.8)	1.7 (0.7)	3.0	0.4 (0.2)	0.4 (0.2)

Source: *SF Guidelines*, 2002; DMJM Harris, 2008.

Notes: ⁽¹⁾ As stated in the *SF Guidelines*, deliveries are assumed to take 25 minutes. As such, 2.4 trucks could be accommodated per hour.

As shown, using the unadjusted loading demand rates, the restaurant would generate 18 loading trips per day, and generate a demand for one loading space on any given hour. Using the loading demand rates adjusted to fit a "quality sit-down" restaurant, the restaurant would generate six loading trips per day, and generate a demand for one loading space on any given hour. Based on discussions with the Project sponsor, only four to six deliveries are expected per day; partly because the restaurant is only expected to be open for business during the evening. As such, the estimate of six loading trips per day is more reasonable than the estimate of 18 loading trips. Accounting for loading demand generated by the existing uses to be removed, the Project would only generate a demand for three new deliveries per day, with an hourly demand for one loading space.

Parking and Traffic Plan

As discussed, no public parking spaces or on-street loading spaces are provided on Lusk Street. As such, any on-street loading activity occurring in front of the Project site could result in queuing which could extend into Townsend Street, which is approximately 130 feet from the entrance to the 25 Lusk building. To address these issues, the following parking and traffic plan elements should be implemented:

- **Loading Zone.** Given the width constraints (i.e., two 11-foot travel lanes with no space given for on-street parking), on-street parking is not permitted along the east side of Lusk Street (which the

subject property abuts). Thus, it would not be possible to install a white passenger loading and unloading zone directly in front of the subject property. Instead, the Project Sponsor plans to apply for a curbside yellow loading space on Townsend Street (approval from the Department of Parking and Traffic required). It should be noted that the provision of a loading space on Townsend Street would require the removal of two on-street parking spaces. From this loading area (approximately 130 feet from the Project entrance), workers would be required to hand cart supplies into the restaurant. Providing a curbside loading space on Townsend Street would eliminate the possibility of trucks causing congestion on Lusk Street.

- **Valet Operation.** The Project Sponsor plans to contract a valet company to provide valet parking services to restaurant customers. At this time, the Project Sponsor anticipates an arrangement with California Parking, which would reserve 40 vehicle spaces in their 470 Brannan Street surface parking location, at the northeast corner of Fourth and Brannan Streets. Given that the Project would generate a demand for 13 restaurant customer parking spaces, the 40 valet spaces would accommodate the anticipated demand.

The valet parking operator, with vehicle drop-off and pick-up, would be located at the corner of Townsend and Lusk Streets, approximately 130 feet from the entrance to the 25 Lusk building. Similarly to the proposed loading zone, the provision of a valet space would require the removal of an on-street parking space (in addition to the two parking spaces to be removed as described above, for a shared total of three spaces removed). The valet operation would apply and obtain a Fixed Location Valet Parking Permit from the San Francisco Police Department in compliance with San Francisco Police Code Section 835 et seq. The valet zone at the corner of the Townsend Street / Lusk Street intersection would deter the majority of restaurant customers from using Lusk Street.

Though the valet parking option would substantially reduce the possibility of restaurant customers using Lusk Street for passenger drop-offs, it is recommended that Lusk Street immediately in front of the Project site be marked with "NO STOPPING" markings. Also, it is recommended that signage indicating "ACCESS FOR RESTAURANT CUSTOMERS PROHIBITED" be included as part of the valet operation. This sign should also cite that violators may be subject to a \$70.00 penalty, per Transportation Code 32B, 412(a); Div I 10.2.28. Such marking and signage would ensure that restaurant operations do not affect traffic flow on surrounding streets, or adversely affect access for nearby residents.

- **Validated Parking at the Beacon Garage.** The Project Sponsor also plans to validate parking for its restaurant customers at the Beacon Garage located off of Townsend Street, between Third and Fourth Streets, less than a block from the Project entrance. The public parking garage component at the Beacon Garage is part of the Beacon residential/retail development, and includes 267 spaces available for the general public. The validation of the parking fee by the Project Sponsor will incentivize the use of this option, and will reduce the amount of traffic circulation by restaurant customers who would otherwise prefer on-street parking. It should be noted that during evening hours (when restaurant activity is at its highest), the public parking garage component of the Beacon Garage was observed to be slightly less than 50 percent occupied. As such, the Beacon Garage would be able to accommodate the expected restaurant parking demand.
- **On-Street Parking on Lusk Street.** Along the south side of Lusk Street (immediately across the subject property) ten parking spaces are provided for guests of the Swinerton offices at 260

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Townsend Street, which are set back from the public right-of-way. As these spaces are primarily used during standard office hours, which are different than the primary hours of operation for the proposed restaurant, the Project Sponsor would work with the Swinerton offices to arrange to use these spaces for limited taxi and/or associated restaurant customer loading purposes during the restaurant's operating hours.



PLANNING DEPARTMENT

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INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 25 Lusk Street
Block: 3787, Lot: 022
Case No.: 2005.0488E
Date of Review: 10-26-05

Planning Department Reviewer:

Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant

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Owner

Name:
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Address: 54 Mint St., 5th Floor
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PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

To construct a one-story vertical addition to existing office building, and to convert building into approximately 23 SRO dwelling units with approx. 2,275 square feet of commercial space.

Pre-Existing Historic Rating / Survey

"NS" rating in the SOMA Area Plan,
"C" rating from Heritage Survey,
UMB Survey

Historic District / Neighborhood Context

The building is located in a small alley South of Market, surrounded by a mix of light industrial, office, retail and residential uses. The building stock is very mixed.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject building has been previously surveyed by San Francisco Architectural Heritage and as part of the Unreinforced Masonry Building (UMB) Survey. Both surveys gave the building a "C" rating, indicating that it is of contextual importance. As part of the South of Market Area Plan, however, the building was given a rating of "NS", or, Not Significant. This area of SOMA has been altered considerably over time, through demolitions and new construction, and any potential historic district in this area would no longer retain sufficient integrity. It is clear from the survey forms that this building was never considered individually significant as an historical resource.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: This simple meatpacking industrial building has been substantially altered over time, most significantly in 1966 and in 1989, when the building's uses changed. The primary, west elevation has new windows, new large window openings, and a new storefront entry system. The building lacks sufficient integrity to be considered an historical resource. See consultant's report for a more detailed analysis of the permit history of the building.

3.) **DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C
---	--	--

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

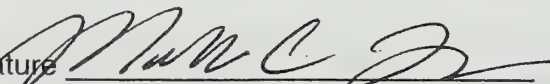
- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

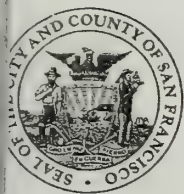
Signature 
Mark Luellen, Preservation Coordinator

Date: 10-26-05

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File



Existing façade, looking north along Lusk.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007. 1225E
Project Title: 772 Wisconsin Street
Zoning: RH-2 (Residential House District, Two-Family)
40-X Height and Bulk District
Block/Lot: 4097/020
Lot Size: 2,495 square feet
Project Sponsor: Kathleen Bost, Authorized Agent for Owners Bich-Khoi Do and
Maria Irene Velasquez, (415) 359-3063
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 2,495 square-foot project site is located on the west side of Wisconsin Street between 20th Street to the north and 22nd Street to the south in San Francisco's Potrero Hill neighborhood. The existing building on the site, which was constructed in 1906, is an approximately 2,127 square-foot, one-story over garage, single-family residential building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

cc:

Kathleen Bost, Project Sponsor
Julian Banales, San Francisco Planning Department
Supervisor Maxwell, District 10

Date

Historic Distribution List
Virna Byrd, M.D.F

GOVERNMENT
DOCUMENTS DEPT

DEC - 5 2008

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PROJECT DESCRIPTION (CONTINUED):

The proposed project involves the construction of a one-story vertical addition, a horizontal rear yard addition, front facade alterations, and reducing the size of a rear non-conforming cottage building into a garden shed. The vertical addition would increase the building height from 25'- 6" to 35'- 3" and the horizontal rear yard addition would extend approximately 8 feet by 23 feet into the rear yard. In total, the proposed additions would provide an additional 1,321 square-feet to the existing residence for a total square footage of 3,448. The alterations to the non-conforming cottage building into a garden shed would reduce the size of the building from 381 square-feet to 100 square-feet.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must determine whether the building located at 772 Wisconsin is a historical resource as defined by CEQA. In a Historic Resource Evaluation Response (HREER) memorandum dated November 12, 2008, the Planning Department determined that the existing building on the project site is not a historical resource as defined by CEQA.¹

The existing building is a one-story over garage, single-family residence that was constructed in 1906. The building is designed in a vernacular style with Craftsman influences and is an example of the types of working class housing constructed in this area just after the 1906 Conflagration. The building was originally constructed as a one-story structure with a raised basement; however, a garage was installed at the ground-level in 1927. The cottage building located in the rear of the building was constructed in 1906, the same year as the main residential building. The present cottage building has been reconstructed and enlarged recently; however, there are no building permits to determine when the enlargement occurred.

There are 13 buildings on the same block as 772 Wisconsin Street that were included in the 1976 Citywide Architectural Survey, which indicates the existence of a potential historic district based on the harmony among the historic houses and flats which retain a high degree of architectural integrity. The immediate neighborhood of the project site is characterized by primarily single-family homes and small flats that display a range of styles including Craftsman, Italianate, Classic Revival, Spanish Revival, and Queen Anne. The subject block is mixed in style and several buildings have contemporary alterations; however, the subject block has a fairly consistent pattern of building types, massing, and materials along Wisconsin Street. The Portero Hill neighborhood was primarily constructed between the 1800's and the early part of the 20th -century as a largely middle-class suburb. Furthermore, the Planning Department believes that several houses along Wisconsin Street were associated with the Ramond-Hawes Ranch, which was a dairy farm located on Portero Hill. After the 1906 Earthquake and Fire, Portero Hill was quickly developed to accommodate the homeless because of the area's proximity to downtown, yet its distance away from the path of destruction. The housing that was built during this time is defined as the "Reconstruction Period". The subject building is a typical example of the type of residential construction built after the 1906 Earthquake and Fire.

The project site retains some historic features; however, when compared with other contributing buildings within the historic district, 772 Wisconsin Street does not retain enough of its historic integrity to be considered a contributor to the historic district. The Planning Department staff concluded that the

¹ Historic Resource Evaluation Response for 772 Wisconsin Street from Tim Frye, Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis, November 12, 2008. A copy of this memorandum is attached.

raising of the building for the installation of the garage and the cumulative impacts of the minor alterations that have occurred to the subject building over time have compromised its integrity to a level that cannot be considered a contributor to the historic district. For these reasons, the addition to the existing residential building would not result in a significant effect on an individual historic resource.

Additionally, it was determined that the cottage building located in the rear of the residence is not historically or architecturally significant and the proposed alterations would not result in a significant effect on a historic resource.² Like the main building on the same parcel, the cottage retains some historic features, when compared with other contributors within the district; however, the building does not retain enough of its historic integrity to be considered a contributor to the district. Staff believes that the cumulative impacts of the minor alterations that have occurred to the cottage building over time have compromised its integrity to a level that it cannot be considered a contributor to the identified eligible historic district.

The proposed project would not have an impact on the off-site historic resources or the historic district because the proposed addition would comply with Standard 10 of the Secretary of the Interior Standards, which states that new construction should be clearly differentiated from surrounding buildings and be compatible in terms of mass, scale, materials, and relationship of solids to voids, and color. Because the proposed project would comply with the Secretary of the Interior Standards, it was determined that the proposed project would not have an adverse effect on off-site historical resources.³ Therefore, the proposed project would not have a significant adverse impact on any historical resources as defined by CEQA.

Due to the proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated January 25, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archeological deposits present at the project site.⁴ The foundation work has the potential to disturb soils; however, the proposed ground disturbance effects would be shallow and limited to less than two feet below ground surface (b.g.s). Therefore, the proposed project would not adversely affect CEQA-significant archeological resources

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures of up to 10,000 square feet in an urbanized area where all public services and facilities are available and the area is not environmentally sensitive. In total the additions would add approximately 1,321 square feet to the existing residence, which would be less than 10,000 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide any habitat for sensitive species. Therefore, the proposed additions to the residence are exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been

² San Francisco Planning Department, email from Mark Luellen, November 26, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1225E.

³ Ibid.

⁴ Memorandum from Don Lewis/Randall Dean, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, February 6, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1225E.

determined not to be a historic resource under CEQA and the proposed project would not adversely impact any off-site historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Chelsea Fordham
Project Address: 772 Wisconsin Street
Block/Lot: 4097/020
Case No.: 2007.1225E
Date of Review: November 12, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal includes the construction of vertical and horizontal additions and altering the façade of the front structure and reducing the size of the rear structure to function as a garden shed.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1906, is located on Wisconsin Street in the Potrero neighborhood and in a RH-2, 40-X height and bulk district. The subject building has not been previously identified on any survey; however, the immediate area possess a large number of structures identified on the 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Wisconsin Street, between 20th and 22nd Streets. The immediate neighborhood is comprised mainly of single-family homes and small flats all constructed between the late 1800s and early part of the 20th-century. Located at 798 Wisconsin is Fire Station #37, historically Engine Company #8, listed on the 1976 Architectural Survey and the UMB Survey.

Several buildings have contemporary alterations and the visual continuity is mixed in terms of style, however, there is a fairly consistent pattern of building types, massing and materials along Wisconsin Street surrounding the subject property. While the exact boundaries of a eligible district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th-century residential structures that display a high level of architectural integrity.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1880s-1910s

Event: During the late 1800s and the early 1900s, the Potrero Hill neighborhood was the seam, visually represented in the neighborhood's topography, between the Mission and the Central Waterfront. During the identified period of significance, the outer Mission, west of Mission Street and north of Army Street (Cesar Chavez), was populated as a largely middle-class suburb away from the densely-packed urban core. Furthermore, based on Planning Department research, staff believes that many of the small houses and extant farmhouses along Wisconsin Street are associated with the Ramond-Hawes Ranch that operated in Potrero. Both the Ramond and the Hawes family were dairy farmers in the area and shared pastures. The Hawes house is located at the corner of Wisconsin & 20th and still exists today.

Likewise, the Central Waterfront was already a well-established industrial area surrounded by enclaves of housing for factory and maritime workers and their families. After the 1906 Conflagration, the open land in these areas was quickly developed to accommodate those left homeless. Potrero was desirable because of the area's proximity to downtown yet its distance away from the path of destruction. The infill housing that was built during this short time, defined as the "Reconstruction Period," when seen in context, with the surrounding pre-fire development, illustrates how the neighborhood evolved in relation to the surrounding environmental factors. The subject building is a example of the typical type of residential construction and one of the building style constructed just after the 1906 Earthquake and Fire during this Reconstruction Period, however is does not posses the integrity to be considered a contributor to this district.

Architecture: There is a considerable architectural harmony among the historic houses and flats in the immediate neighborhood and which retain a high level of historic integrity. Staff believes that there is an eligible district that meets the architecture criterion. On the block of the subject building there are 13 properties identified through the 1976 Architectural Survey, not including the Hawes family house located at the corner of 20th and Wisconsin Streets. Aside from the Hawes house, residential structures within the district are modest in size and display a range of styles common in the Bay Area during the late 19th- and early 20th-century. Styles include Craftsman, Italianate, Classical Revival, Spanish Revival, and Queen Anne. The subject building is designed in a vernacular style with Craftsman influences and is an example of the types of working class housing constructed in this area just after the 1906 Conflagration.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building retains some historic integrity. From the supplied permit history, the following alterations have impacted the resource over the last century:

1927 – At the time of installing the garage opening at the ground-level, the subject building also received a new foundation and stairs. Based on Sanborn maps from the period, the subject building was originally constructed as a 1-story structure with a raised basement. It appears that the building was raised to its current height to accommodate the garage. Staff believes that raising the building to accommodate a garage has impacted its integrity of design and feeling.

1939 – A permit was issued to clad the building with asbestos siding. This is the same siding that currently exists on the subject building. Based on field observations and standard installation practices, asbestos siding is often installed directly over the historic shingles. The siding acts as an insulator by protecting the historic siding from harsh weather and deterioration. While obscuring the historic siding, staff has determined that the application of the asbestos siding is largely cosmetic in nature and is a reversible alteration. There are no permits for the replacement of windows or the garage door.

In sum, while the subject building retains some historic features, when compared with other contributors within the district, this building does not retain enough of its historic identity to be considered a contributor to the district. Staff believes that the raising of the structure along with the cumulative impacts of the minor alterations that have occurred to the subject building over time have compromised its integrity to a level that is cannot be considered a contributor to the identified eligible district.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposal as illustrated in the plans dated October 31, 2008 will not have an impact on the potential historic district.

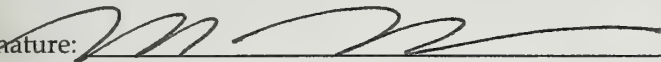
- The massing of the proposed addition steps away from the front property line in order to minimize its visual impact upon the district. The addition begins five-feet back from the outside face of the proposed building; almost seventeen-feet from the front property line; and the top of the roof of the vertical addition is approximately 35-feet.
- The design of the contemporary front bay, metal cornice, raised entrance, and straight run stair are all referential to the massing, scale and character-defining features of contributing structures within the district, in particular the adjacent at 760 Wisconsin Street.
- The front yard setback remains in line with the adjacent buildings.
- The materials, while contemporary, respect the quality of workmanship and design commonly found within the district.

Standard 10 of the Secretary's Standards states that new construction should be clearly **differentiated** from surrounding historic buildings and be **compatible** in terms of mass, scale, materials, relationship of solids to voids, and color. For the above-cited reasons, the Department believes that the proposal meets the intent of Standard 10.

Historic Resource Evaluation Response
November 12, 2008

CASE NO. 2007.1225E
772 Wisconsin Street

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 11-26-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\Wisconsin_772_2007.1225E.doc



PHOTOGRAPH 1: FRONT VIEW OF 772
WISCONSIN STREET

DO /VELASQUEZ
RESIDENCE
772 WISCONSIN STREET
Kathleen Bost Architecture + Design
442 Sanchez Street
San Francisco, CA 94114
T. 415.362.0642



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0714E
Project Title: 3925-3927 20th Street
Zoning: RH-2, 40-X
Block/Lot: 3583/082
Lot Size: 2,848 square feet
Project Sponsor: Tony Kim, Town Consulting, (415) 246-8855
Staff Contact: Moises Aceves, (415) 575-9050, moises.aceves@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves a fourth-story addition and a horizontal addition at the east side of an existing 37-foot-tall, three-story, 3,361-square-foot, single-family building constructed circa 1906, as well as demolition of the non-historic, multi-level, rear addition to the structure and restore and repair of deteriorated elements of the front façade. The vertical addition would be set back approximately 22 feet from the front of the building and would have a modern design. The proposed alterations would increase the building size by 701 square feet, resulting in a 40-foot-tall, four-story, 4,286-square-foot single-family residence. The one existing off-street parking space would be maintained at the ground-floor garage. The project site is located on the south side of 20th Street between Church and Sanchez Streets at the border of the Dolores Heights and Mission Dolores neighborhoods within the RH-2 (Residential, Two-Family) zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

Date

CC: Tony Kim, Project Contact
Michael Smith, SW Quadrant
Historic Preservation List

Bulletin Board, M.D.F.
Supervisor Bevan Dufty

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CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 701 square feet to the existing 3,361-square-foot building. With the addition, the building would be approximately 4,062 square feet in size. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Moises Aceves
Project Address: 3925-27 20th Street
Block/Lots: 3605/067
Case No.: 2008.0714E
Date of Review: September 30, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal is to demolish the multi-level rear addition, construct a one-story vertical addition, construct a horizontal addition at the east side of the building that would partially infill the pedestrian walkway, and restore and repair deteriorated elements of the front façade. The vertical addition would be set back approximately 22-feet from the front of the building and have a modern vernacular.

PRE-EXISTING HISTORIC RATING / SURVEY

The building's original date of construction is unknown but water records indicate that water was supplied to the property in 1906. The building's architecture dates from 1900 to 1906. It is not included on any historic surveys, nor is it included on the National or California Registers. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it was constructed before 1913.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the south side of 20th Street between Church and Sanchez Streets at the border of the Dolores Heights and Mission Dolores neighborhoods. The immediate context is a mixture of single-family and multi-family buildings mostly constructed from the 1880s to the present. The block is architecturally mixed with an even distribution of buildings from the Victorian, Rebuilding, 1920's and Post World War II eras. The block is not within a historic district, and does not appear to be a potential historic district because it is so architecturally diverse.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building is a two-story over basement, wood-framed structure with a rectangular plan that was constructed circa 1906. The building is an intact example of a Queen Anne row house. It has a gabled roof hidden behind a taller gabled front parapet that overhangs the front wall with a box cornice at its base. The gable is clad in diamond shaped shingles with spindle work at the peak. The entrance is recessed, offset, and raised above the street. There are transom windows above the entrance and it is sheltered by a fish scaled shingled portico with brackets and pilasters.

The façade is composed of two structural bays, one containing a two-story, slanted bay window with original wood windows and the other bay contains a set of doors behind which are the stairs to the second floor. A fish scale shingled cornice separates the upper and lower bay windows. Spandrel panels are found beneath the lower bay windows and above the upper bay windows. The basement level has a garage entrance below the bay window and wooden stairs to the first floor. The building is set back from the front property line and set back four-feet from the from the east side property line providing an exterior walkway from the front of the building to the rear yard. There is a two-story slanted bay window facing the side property line that over hangs the walkway.

Based upon oral testimony there is speculation that the building was moved from Dorland Street to its current location on 20th Street to accommodate construction of Mission High School (MHS). However, there is no conclusive information to substantiate the move; therefore, the building is not eligible for the California Register for its association with MHS. Archival research yielded no other associations between 3925-27 20th Street and events that have made a contribution to the broad patterns of local or regional history. In general, the building represents the early development of the Dolores Heights / Mission Dolores neighborhoods but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

Based upon research of title company records the property has had 11 different owners. The property was owned by the Roman Catholic Archbishop of San Francisco from 1909 to 1919. The building's association with the Roman Catholic Archdiocese does not appear to be historically significant because it was only used by the Archdiocese as a rental property during their ownership. Internet research and a search of the biographical index at the San Francisco Public Library yielded no information about the remaining owners that would indicate they were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Although the original architect is unknown, the building embodies the distinctive characteristics of an early 20th Century, San Francisco, Queen Anne row house. Characteristics of the type are the gabled roof, slanted front bay window, shingled pent roofs, fish scale pattern shingled gable ornament, wood panels, and cornices. The building does not have exemplary workmanship but it

does have a gable shaped front parapet that is somewhat unique among Queen Anne buildings. As such, staff has determined that the subject building meets the architecture criterion that would make it individually eligible for listing on the California Register under criterion 3.

Archival research indicates that there were no permanent Native American settlements in the vicinity and that the property is therefore unlikely to yield information that is important to prehistory or history under criterion 4 of the California Register.

Based on the criteria, staff believes that the building is not within a potential district but may be individually eligible for inclusion on the California Register under Criterion 3.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The building is an intact example of a San Francisco, Queen Anne row house. The only alterations appear to be a rear addition and a garage entrance. The subject lot is vacant in the 1886 and 1900 Sanborn Maps and first appears on the 1914 Sanborn Maps. It is unknown whether the building retains the integrity of its original location because it is unknown whether it was moved to the site. Because the building has existed on its current site for over one-hundred-years the building retains integrity of location. The building also retains integrity of design, workmanship, setting, feeling, and materials. Since no significant historical associations have been discovered, the building lacks integrity of association. Overall the building retains a high level of integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The project would repair deteriorated elements of the façade, remove the nonhistoric rear addition, and add a one-story vertical addition. The vertical addition would be set back 22-feet from the front of the building and minimally visible from the street. The addition would differentiate from the historic building with a more modern vernacular. The building would continue to be used as a residential use and all distinctive materials, features, finishes, and craftsmanship that characterize the property will be preserved.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The two adjacent buildings to the east are listed in the Department's 1976 Survey. It is suspected that these two buildings were also moved to 20th Street at the same time as the subject building. Because the addition is minimally visible and the project would retain and repair the building's Queen Anne character the project would not alter the building's visual relationship with its adjacent buildings.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 9.30.08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Moises Aceves / MEA Planner

MES\G:\WORD\Preservation\3925-27 20th St..doc



3925 – 3927 20th Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1208 E
Project Title: 5 Cyrus Place
Zoning: RH-3, Nob Hill
65-X Height and Bulk District
Block/Lot: 0155/052
Lot Size: 2,360 square feet (sq.-ft)
Project Sponsor: Edward Morris, Authorized Agent
415-749-0302
Staff Contact: Moises Aceves - (415) 575-9050
Moises.Aceves@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would involve the conversion of an existing two-story-over-basement, single-family, wood-framed building, built in 1907, to a three-story-over-basement two-family building, including new vertical and horizontal additions. The proposed project would involve the renovation and expansion of the existing structure of approximately 2,136-square-foot, and add new vertical and horizontal additions totaling approximately 1,781-sq.ft. The proposed vertical addition of approximately 645 square feet (sq. ft.) would be set back from the front façade 15 feet and would add 11 feet, 7 inches to the overall building height. The horizontal addition to the rear of the existing building would add approximately 13 feet to the overall building length and approximately 375 square feet to the building footprint, resulting in an additional 1,200 square feet of habitable space. The rear horizontal addition would step down to the rear yard at each level.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e)(2)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Edward Morris, Project Sponsor
A. Heitter, Planning Dept.
Kelly Amdur, NW Quadrant, Planning Department
Ross Mirkarimi, District 3, Board of Supervisors

Bulletin Board
Virna Byrd, M.D.F.
Exclusion/Exemption File
Historic Distribution File

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PROJECT DESCRIPTION (CONTINUED):

Proposed renovations would include partial demolition of the roof structure and floor plates, and excavation to install an interstitial floor at the rear of the structure in order to create a second dwelling unit, where less than 50% of the existing structure would be demolished. In total the proposed project would increase the size of the building gross square footage from approximately 3,200 sq. ft. to 4,500 sq. ft., and would be approximately 31 feet tall. The project site is located within the Nob Hill neighborhood, bordering the Russian Hill neighborhood, on the west side of Cyrus Place, which is perpendicular to Broadway Street, just above the eastern Broadway Tunnel opening, within a block bound by Leavenworth and Hyde Streets, Lynch Street and Broadway.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department first determined that the building located on the project site is a historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, 5 Cyrus appears eligible for listing in the California Register as an individual resource under Criteria 1 (Events) and 3 (Architecture), for its association with the era of "reconstruction" after the 1906 Earthquake and Fire, and its distinctive period characteristics.¹ The building was found to retain integrity of location, association, design, workmanship, setting, feeling and materials. The building embodies a high degree of architectural details from the late Victorian period.

The existing building was constructed on and has continuously occupied the same parcel of land. 5 Cyrus retains its setting among other two- and three-story wood frame buildings constructed in the early Twentieth Century. The overall composition is asymmetrical with window and garage openings to the left of the recessed, elevated entry. The two primary openings of the street-facing façade appear to be from the above noted period of significance. Furthermore, the original facade elements have been retained, preserving examples of its historic workmanship. In addition, the building's location, setting, feeling, and association have been retained. Therefore, the property exhibits a high degree of historic integrity.²

Having determined that the building is a historic resource as defined by CEQA, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). As described in detail in the attached HRER; the proposed project would be consistent with the Secretary's Standards for the following reasons.³ All of the character-defining features would be preserved. The new work would occur at the basement level and the one story vertical addition would be setback from the front façade by 15 feet. The rear horizontal addition would be situated within a sunken rear yard and would be mostly lower in height than the adjacent properties. The additions would not detract from the historic façade

¹ Memorandum from Angela Heitter, Preservation Technical Specialist, to Moises Aceves, Planner, Major Environmental Analysis, October 20, 2008.

² Ibid.

³ Ibid.

above, nor from the overall character of the building. Therefore, the proposed project would have no significant adverse effect on the resource.⁴

The project would require minor excavation to a depth of two feet below the existing basement level in order to convert the existing crawl space into habitable living space. The new building would be supported by spread footings. The Planning Department reviewed the project for potential impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected.⁵

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1,780 square feet, which is less than 50% of the existing square footage. Further, Class 1 allows for the addition of dwelling units to an existing building that does not involve the mere partitioning of existing space.⁶ The proposed project would involve the addition of approximately 1,700 square feet to the existing 3,200-square-foot building. With the addition, the building would be approximately 4,500 square feet in size. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ Ibid.

⁵ Archeological Response for 5 Cyrus Place, Memorandum from Don Lewis, Major Environmental Analysis, November 19, 2007. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1208E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Moises Aceves
Project Address: **5 Cyrus Place**
Block/Lot: 0155/052
Case No.: **2007.1208E**
Date of Review: October 20, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal, based on revised plans dated July 8, 2008 and floor area calculations dated September 12, 2008, is to convert the existing two-story-over-basement single-family building located at 5 Cyrus Place to a three-story-over-basement two-family building and to construct new vertical and horizontal additions. The proposed vertical addition of approximately 645 square feet (sq. ft.) is setback from the front façade 15 feet and would add 11 feet, 7 inches to the overall building height not to exceed 31 feet tall measured from street grade. The horizontal addition to the rear of the existing building would add approximately 13 feet to the overall building length and approximately 375 square feet to the site's building footprint. The rear horizontal addition is designed to step down to the rear yard at each floor level. Renovations include partial demolition of the roof structure and floor plates, and excavation to install an interstitial floor at the rear of the structure for the purpose of creating a second dwelling unit, where less than 50% of the existing structure would be demolished. The proposed project would increase the existing 3,200 sq. ft. building to approximately 4,500 total sq. ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject structure was constructed by Irish-American builder R. Fahy and constructed in 1907 during reconstruction following the 1906 Earthquake and Fire for property owner John P. Herlihy. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is at the northern edge of the Nob Hill neighborhood, bordering the Russian Hill neighborhood within the RH-3 (Three-Family Residential) Zoning District and a 65-A Height and Bulk District. The property is located on the west side of Cyrus Place, which is perpendicular to Broadway, just above the Broadway Tunnel opening, within a block bound by Leavenworth and Hyde Streets, Pacific Avenue and Broadway. South of the subject property is the National Register-eligible Lower Nob Hill Apartment Hotel District and the National Register-eligible Uptown Tenderloin Historic District. To

the east are Chinatown's mixed-used districts and to the west is Polk Street and Van Ness Avenue neighborhood commercial district and mixed-use corridors.

Russian Hill was settled as early as the mid-19th century with vernacular enclaves of dwellings constructed throughout the late 19th century. The summit of Russian Hill, known as the Vallejo Street Crest National Register District, is two blocks northeast of the subject block and shares much of the vernacular architectural language. The vernacular dwellings transferred south into the gulch between Russian Hill and Nob Hill, which was settled in the rapid urbanization happening in the city in the late 19th century. The majority of the neighborhood was completely destroyed in the 1906 Earthquake and Fire, but for two mansions and structures north of the Nob Hill crest, including twelve structures on the subject block. The neighborhood was able to maintain its affluence following the quake with the quick rebuild by many professional white-collar families, although many of the rich rebuilt their mansions further west in Pacific Heights and Cow Hollow.

The existing two-story-over-basement single-family building occupies a 2,360 square foot parcel, L-shape in form, measuring 20 feet wide at the street frontage by 91 feet deep, and sits among one of many narrow alley streets. Concentrations of historic pre- and post-quake wood-frame single- and multi-family residential buildings survive among the immediate blocks of the subject property. Examples include 3 Cyrus Place (1907), 1643-1645 Leavenworth Street (1902), 46 Lynch Street (1911), 48 Lynch Street (1915), 62 Lynch Street (1900), 68 Lynch Street (1900), 1310-1312 Pacific Avenue (1904), 1344-1346 Pacific Avenue (1929), 1354-1358 Pacific Avenue (1902), 1388-1390 Pacific Avenue (1907), and 1392-1394 Pacific Avenue (1900). Architectural styles are largely represented by urban forms of Victorian, Colonial Revival, and Edwardian styles. The ornamentation is usually quite restrained, consisting for the most part of smooth stucco, horizontal siding, shaped parapets or heavy detailed cornices and occasionally a simple classically detailed sheet metal cornice.

Based on Sanborn maps and County Assessor's records it appears that almost 90 percent of the surrounding buildings were constructed circa 1900-1929, and of those approximately 65 percent were constructed prior to 1913 therefore considered Category "B" buildings for the purposes of CEQA. The block is interspersed with only a handful of structures constructed in the 1950s and 1960s. It appears that the subject property is located within a potential historic district for the purposes of CEQA.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff and research and data provided to the Planning Department by consultants at Kelley & VerPlanck.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1900-1929

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criteria 1 (events) and 3 (architecture), but requires further analysis on the building's ability to convey the integrity under these criteria in Section 2.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to Building Permit records, the subject building was constructed in 1907, shortly after the 1906 Earthquake and Fire. The subject building appears to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," and is located in a potential historic district based on post-quake development. Sanborn maps and the character of surrounding buildings indicate that construction on the subject and adjacent blocks occurred largely between 1906 and 1912. It appears that the subject building is a contributor to the potential historic district, thus would be considered an historical resource for the purposes of CEQA.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

5 Cyrus Place does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted, and neither Fahy, Herlihy or other persons are of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building embodies distinctive characteristics of two- and three-story wood frame on a brick foundation. Constructed in 1907 during the reconstruction period after the 1906 Earthquake and Fire within the Nob Hill and Russian Hill neighborhoods, the building also embodies a high degree of architectural details from the late Victorian period. The property appears to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While several parcels facing Broadway were interrupted by the construction of the Broadway Tunnel, and other lots reconfigured, the subject property maintains its setting among many other two- and three-story wood frame building constructed in the early Twentieth Century. The subject building is two-story-over-basement wood frame building on a brick foundation, clad in horizontal wood siding with applied Classical Revival ornament. As viewed from the front façade, the second level is the main living floor elevated above a garage level. The overall composition is asymmetrical with window and garage openings to the left of the recessed, elevated entry. The two primary openings of the street-facing façade are a triple window in proportions similar to a Palladian window and the entry enframed by pilasters. The heavy dentiled wood cornice caps the parapeted roof. These elements, along with the hinged vehicular garage doors, appear to be from the period of significance. While only a couple of window and door replacements have occurred, the subject building has retained sufficient integrity from the period of significance.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to a potential historic district would not be adversely affected by the proposed conversion or additions. The one-story vertical addition is setback from the front façade 15 feet and is approximately 11 feet in height. The rear horizontal addition is within a sunken rear yard and is mostly lower in height than adjacent properties. Due to the narrow ally street and the taller building heights of surrounding properties, such as 1215-1217 Broadway and 1235 Broadway, the proposed additions will not be visible from the public right-of-way or minimally visible. The additions are located in a manner that lacks visibility so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 10-20-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Amnon Ben-Pazi / Planner II

Section 4. Secretary of the Interior's Standards – Continuation Sheet

Based on a review of the proposed plans dated July 8, 2008, it is the determination of Planning Staff that the project meets the applicable Secretary of Interior's Standards for Rehabilitation of Historic Properties for the following reasons:

Standard #1 - The proposal is to convert the existing single-family dwelling to a two-family dwelling. As such, some exterior and interior alterations are needed for the new use, which include a vertical and horizontal addition, an additional parking space within the existing garage, inserting an additional floor at the rear of the building, new entrances and windows on secondary elevations, and updating mechanical and electrical systems. The new use requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 - Because all alterations and additions occur towards the rear of the building with minimal visibility, the historic character as a two-story cottage is retained and preserved. The front façade and front portion of the building provides much of the historic character, which will not be removed or altered as a result of the project.

Standard #3 - The project does not entail changes to the character defining features of the building that would create a false sense of history and does not add conjectural features from other historic properties.

Standard #4 - It is believed that the street-level garage is not original to the construction of the property in 1907, but based on research of a 1916 building permit to alter this level with a concrete slab indicates that the garage was installed within the period of significance, thus acquiring historical significance in its own right. The proposed project retains the garage and its associated openings and hinged doors.

Standard #5 - The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed in Section Two of this response, will be preserved.

Standard #6 - Some wooden features of the front façade such as the doors and windows have limited areas of deterioration and will be repaired rather than replaced. Where severity of deterioration exists, replacement of the distinctive feature will match the old in design, configuration, profile, texture, and material.

Standard #7 - The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials. Basic sanding, patching, splicing, and repainting is all that is necessary of distinctive features.

Standard #9 - The new additions change the overall massing of the building, but is broken up through a considerable setback (15') from the front façade and the rear addition steps down at each level to the rear yard. This setback and clear roof space at the front of the property allows the project to retain a massing that is respectful to the individual resource and the surrounding contributing residential cottages within the potential district. Furthermore, the setback and flat roofline of the addition attempts to minimize its

Section 4. Secretary of the Interior's Standards – Continuation Sheet

visual impact within the district. Although the proposed project is to insert a floor and construct a vertical addition, Staff believes that the overall composition of the proposed project will be perceived from most vantage points along the various public rights-of-way as a two-story building. The additions are contemporary in design, compatible with the scale and proportions of the district, and the massing is appropriate to the existing building with the proposed setback and stepped design.

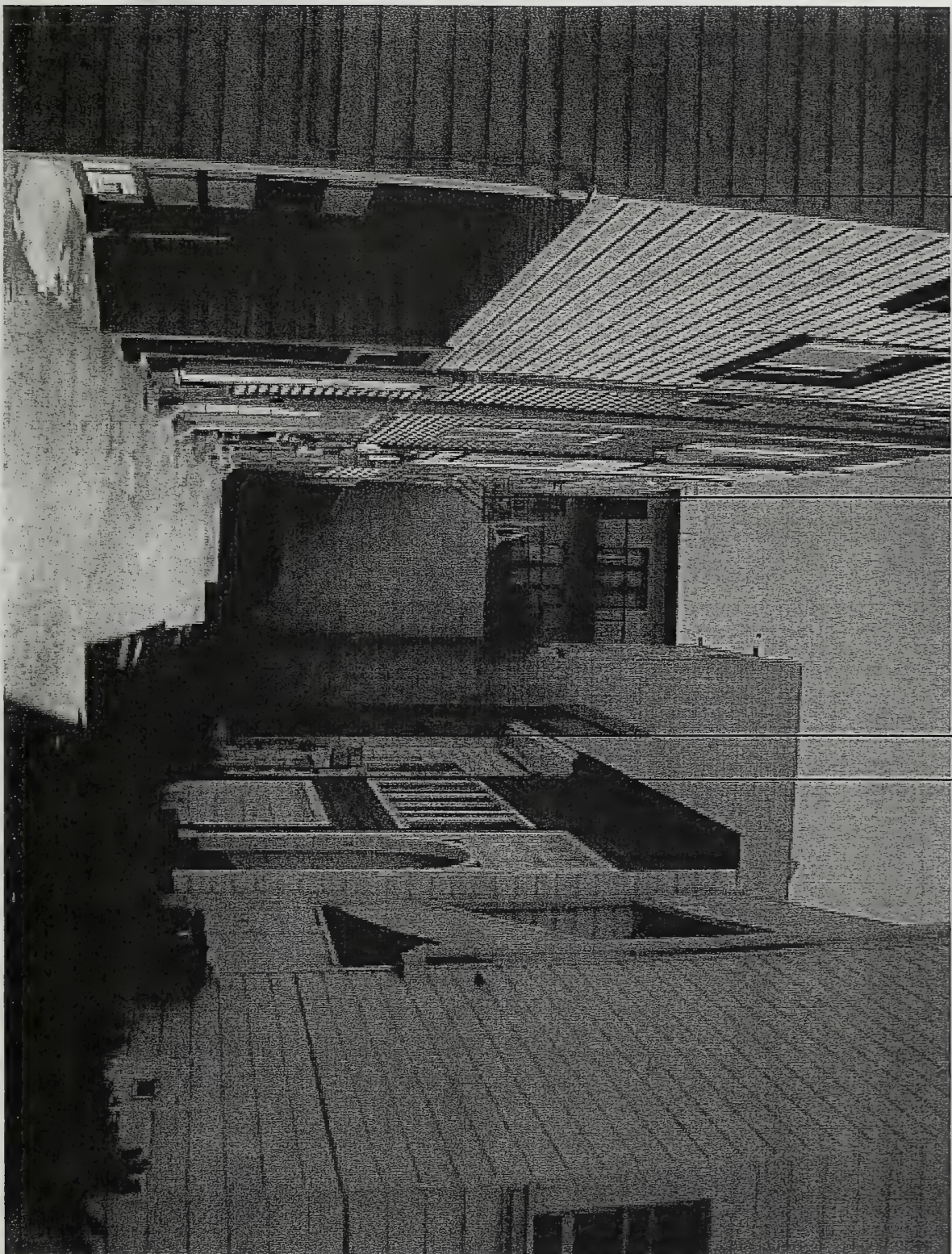
Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment.

In sum, while there are a number of exterior alterations included in the proposed project, they do not, when considered together and evaluated in the context of the building, appear to construe a cumulative impact to the resource. Even with the alterations proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

BUILDINGS ACROSS
THE STREET

SUBJECT PROPERTY
BLOCK 0155 / LOT 052

SUBJECT PROPERTY: 5 CYRUS PLACE
9-26-07



4. VIEW LOOKING SOUTH DOWN CYRUS PLACE

SUBJECT PROPERTY: 5 CYRUS PLACE

9-26-07

SOUTHERN	SUBJECT
NEIGHBOR	PROPERTY
BLOCK 0155	BLOCK 0155
LOT 053	LOT 052



3. BUILDINGS ON THE SAME SIDE OF CYRUS PLACE

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ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F. 1
PLANNING DEPARTMENT
MEA

Owner/Agent Information

Property Owner: Kathleen E. Sheedy Tel. No.: (415) 379-4049
Address: 2531 14th Ave Fax No.:
San Francisco, CA 94127-1307
Project Contact: Peter Zepponi, AIA Tel. No.: 415-334-2868
Address: 211 Bella Vista Way Fax No.: 415-334-2233
San Francisco, CA 94127 Email: pazarch@aol.com

Site Information

Site Address(es): 2471 33rd Ave., San Francisco
Nearest Cross Street(s): Ulloa St.
Assessor's Block(s)/Lot(s): 2392/014 Zoning District(s) RH-1
Site Square Footage: 2,937.50 Height/Bulk District(s): 40-X
Present or Previous Use of the Site: Single Family Residence
Does the project site have an average slope greater than 20 percent? No
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. No

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

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Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

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Please Describe Proposed Use: R-3, Single Family Residence
Estimated Construction Cost: \$500,000
Previous Environmental Review: None Case No.:
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

(See Attached Sheet)

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____

Agent or Owner

Date: Sept. 4, 2008

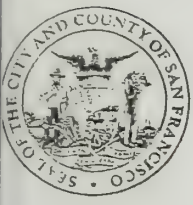
Print full name of applicant: Peter A. Zepponi

(This space for staff use only)

Fees: ☐ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e) Facilities, addition to (e) structure
of no more than 10,000 sq. ft.
Wendy E. Smith 12-12-08



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Viktoriya Wise
Project Address: 2471 33rd Avenue
Block/Lots: 2392/014
Case No.: 2008.1064E
Date of Review: December 2, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is to alter a single-family dwelling by constructing a one-story vertical addition, a rear horizontal addition, habitable rooms at the ground floor, and façade alterations. The finished building will have four-bedrooms and three and one-half baths within 2,715 square-feet of habitable area.

PRE-EXISTING HISTORIC RATING / SURVEY

The building was constructed circa 1925 and is not included on any historic surveys, nor is it included on the National or California Registers. For the purposes of CEQA review by the Planning Department, the building is a "Category C" building because it greater than fifty-years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of 33rd Avenue between Taraval and Ulloa Streets in the Parkside neighborhood. The immediate neighborhood is defined by two-story, single-family dwellings primarily constructed between 1919 and 1926. A few of the buildings have third floor additions. The block exhibits a strong pattern of front setbacks and materials. The lots generally measure 25-feet in width and 100-feet or more in depth. Although the block exhibits a strong visual character it does not appear to meet the district criteria to be listed on the California Register because there are better examples of groups of buildings from this time period within this neighborhood that exhibit more artistic value and retain more visual integrity.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or

☐ Yes☒ No☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building is a modest, two-story, wood-framed dwelling with a rectangular plan and a basement containing a garage. The building was constructed in 1925 and is an example of a vernacular working class row house. The exterior is sided in stucco and features a flat roof hidden behind a low sloped gabled parapet, off-set front entry, and entry stairs and porch over a recessed garage entrance. There are two aluminum sliding windows at the second floor, a metal handrail at the stairs and porch, and a tradesman entrance door at the bottom of the stairs. The building is void of artistic ornament.

Archival research yielded no information that would indicate that 2471 33rd Avenue is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1. In general, the building represents the early development of the Parkside neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

City records indicate that Charlotte Brumund was the original owner of 2471 33rd Avenue and owned it from 1925 to 1949. She was a widow that had five children. Neither she nor any of the subsequent owners of the property were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Though the original architect is unknown, the building does not exhibit a high degree of workmanship or artistic value, and does not appear to be the work of a master. The building was likely taken from a pattern book because there are several buildings with the same style found throughout the Parkside neighborhood. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

Although the buildings on the block have visual continuity they are unremarkable in design and have fair visual integrity when viewed as a group. There are groups of similar buildings in the Parkside neighborhood that better represent 1920s vernacular row houses because have more artistic value and better visual integrity.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The only visual modifications to the building's exterior appear to be the removal of the original wood windows and their replacement with aluminum sliders, the replaced metal railing, the replaced garage door, and the replaced entry door. These changes are minor and reversible and do not impact the building's integrity of association, setting, workmanship, materials, design, or feeling. The building also retains integrity of location because it has not been moved. Since no significant historical associations have been discovered, integrity of association is not applicable. Overall the building has good historic integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

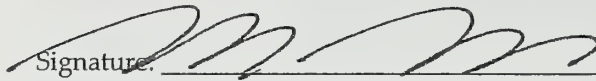
5. **Character-defining features** of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be adversely impacted by the proposed alterations to the subject building.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 12-4-08

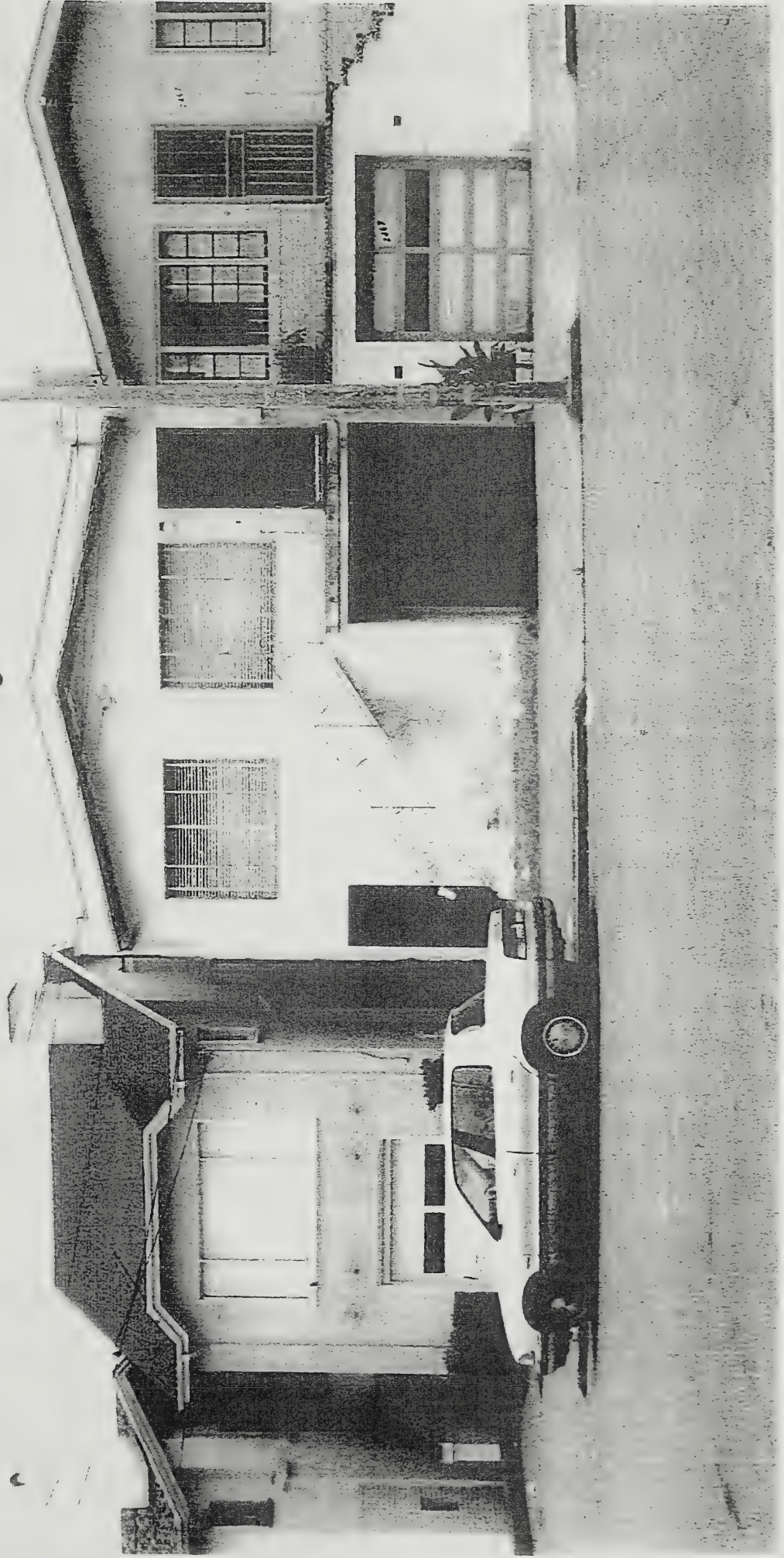
cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Viktoriya Wise / MEA Planner

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13

SITE
14

15



2471 33rd AVE

RECEIVED

ENVIRONMENTAL EXEMPTION APPLICATION

AUG 04 2008

Owner/Agent Information

Property Owner: Pierre and Sally Zetterberg Tel. No. 415 831 6262
Address: 1555 Sacramento St Fax No.: CITY & COUNTY OF S.F.
San Francisco, CA 94109 PLANNING DEPARTMENT
MEA

Project Contact: Same Tel. No.: _____
Address: _____ Fax No.: _____
Email: _____

Site Information

Site Address(es): 1 McCormick
Nearest Cross Street(s): Pacific
Assessor's Block(s)/Lot(s): 0185 Zoning District(s) RH-1
Site Square Footage: 1800 Height/Bulk District(s): 65-A
Present or Previous Use of the Site: single-family residence
Does the project site have an average slope greater than 20 percent? No
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. No

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Name of Planning Department Preservation Technical Specialist consulted (if any) _____ **GOVERNMENT DOCUMENTS DEPT**

Project Description

Please Check All That Apply:

- ☐ Addition ☐ Change of Use ☒ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

DEC 22 2008

SAN FRANCISCO PUBLIC LIBRARY

Please Describe Proposed Use: Single-Family Residence
Estimated Construction Cost: \$ 400,000
Previous Environmental Review: No Case No.: _____
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒ N/A
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐ Not Required

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: Pierre Zetterberg Date: 8-1-08
Agent or Owner

Print full name of applicant: ARVID PIERRE ZETTERBERG

(This space for staff use only)

Fees: ☐ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3
NEW CONSTRUCTION

Jim Frye 12/18/08

Project Description
1 McCormick
San Francisco, CA

One McCormick is a vacant 1,150gsf two story residential structure, 20' tall without off-street parking. The proposed building is a 2,200 square foot single-family residence, 30' tall stepping to 22' at the street including garage space for one car. The project retains side and rear yards and does not require a variance.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 1 McCormick Street
Block/Lot: 0185/048
Case No.: 2008.0953E
Date of Review: December 18, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing 1800 sf two-story duplex and constructing a new 2200 sf single-family residence with one off-street parking space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1908 for property owner, Widow Louisa Puttick. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the subject building is over 50 years of age it has been preliminarily indentified as a Category B building for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a cul-de-sac within the Nob Hill neighborhood. The immediate context is a diverse mixture of single-family homes and flats, primarily constructed during the reconstruction period after the 1906 Conflagration. There are several homes and flats scattered in the throughout the area with construction dates ranging from the 1930s to present. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the adjacent block.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1907-1911

Notes: The Department concurs with the Carey & Co. evaluation dated, November 10, 2008 that the subject building and the surrounding four buildings dated from 1907 -1911 are closely associated with the Reconstruction Period after the 1906 Earthquake and Fire.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

While the setting and location of the subject building remain intact, staff concurs with the Carey & Co. evaluation that it lacks sufficient integrity to be considered individually eligible for the California Register. Staff also concurs that the subject building is not eligible as a contributor to a potential district because only one building of the surround four from the period of significance retains sufficient integrity to be considered a historic resource.

Substantial loss of integrity to the subject building and the surrounding buildings has adversely impacted the historic visual unity of the block. The loss of historic fabric includes alterations to the massing, height, exterior finishes, and fenestration. Because of these changes the Department believes that the subject building and any the adjacent historic properties have fair to poor integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*)
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

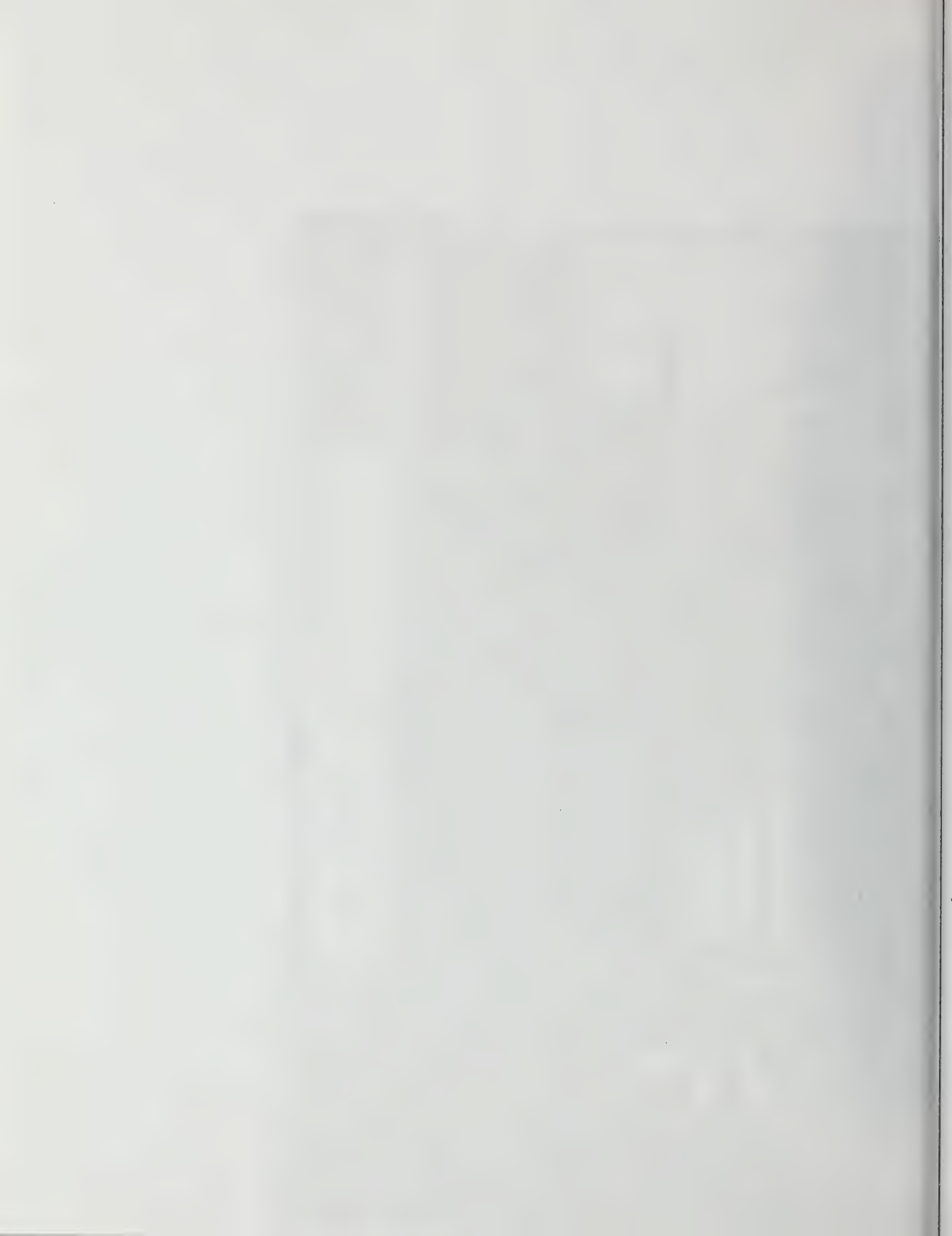
12-16-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Viraliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\McCormick_1_2008.0953E.doc



1 MCCORMICK SE CORNER



DEC 30 2008

PART 2 - PROJECT INFORMATION

Owner/Agent Information

SAN FRANCISCO
PUBLIC LIBRARY

Property Owner Jeff Rader Telephone No. 415. 641 8544
Address 1455 Shotwell Str. Fax No. _____
SF. Ca. 94110 Email Rader@WellsFargo.com
Project Contact Ian Murray Telephone No. 415. 255 9007
Address 531 Pierce Str. Fax No. 415. 255. 9007
Sf. Ca. 94117 Email ianami@sbcglobal.net

Site Information

Site Address(es): 1455 Shotwell Str.
Nearest Cross Street(s) Mirabel / Stoneman
Block(s)/Lot(s) 5522 / 037 Zoning District(s) RH-2
Site Square Footage 2000 SF Height/Bulk District 40-X
Present or previous site use Single family residential
Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____

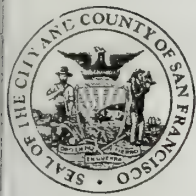
Describe proposed use Single family Residence

Narrative project description. Please summarize and describe the purpose of the project.

- Vertical addition of 490 SF. second storey
- Convert (e) street level bedroom to single car garage & storage space for recycle bins
- Add solar panels to roof
- 2nd storey to consist of two new bedrooms & one new bathroom.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(i) Addition to existing structure resulting in increase of less than 2,500 SF. MRS. Kelly 12/18/08



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 1455 Shotwell Street
Block/Lot: 5522/037
Case No.: 2008.1062E
Date of Review: December 15, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a 2nd story vertical addition of approximately 490 square feet and conversion of an existing ground floor bedroom to a one car parking space with associated façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; however, Sanborn maps and water records indicate that the subject building was constructed in the late 1880's and altered in mid-1890's. Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its potential pre-1900 date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the north slope of Bernal Heights in the middle of the block on the east side of Shotwell Street between Aztec and Montezuma streets. The immediate context is a mixture of single-family homes and flats with dates of construction that vary from the 1880's to 1997. Visual continuity is mixed in terms of style. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

No original building permits have been located for the subject property. Consultation of an 1886 Sanborn map depicts a rectangular one-story dwelling at front of the parcel (then 74 California Avenue) with side yard extending the length of the south side of the building and a small one-story building at rear of parcel. The subsequent Sanborn map, updated in 1899, depicts a one-story with basement building (then 1429 Shotwell Street) with an irregular rectangular footprint that extends to the front property line and side property lines and is longer than the earlier building. The one-story building at rear of parcel is still extant in the 1899 map. Based on a comparison of these two maps, it appears that the subject building was altered at some time between 1886 and 1899. A possible date for these alterations may be around 1894 when Spring Valley Water Works records document a water tap for the subject property on February 21, 1894 to owner Bridget Hughes.¹

As noted above, the subject property appears to have been constructed in the mid-1880's with likely alteration and expansion occurring around 1894. The subject property appears to be a structure that survives from any early wave of residential construction on the block; the historic Sanborn Fire Insurance maps illustrate that in 1886 and 1899, the surrounding blocks were sparsely populated, and that the area was more densely built-out by 1913. Although it is any early residential building, the likely alteration in 1894 places it outside the earliest period of development in the area. As such, the subject property does not appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame, single-family dwelling. The building has a gable and butterfly roof with parapet and bracketed cornice at front façade. The building is clad in wood clapboard. The symmetrical front façade has a recessed center entrance with paneled jambs that is flanked on either side by one-over-one windows (replacement sash). Fenestration at front

¹ Other water tap records indicate that neighboring properties at 1421 Shotwell (now 1441 Shotwell), 1417 Shotwell (now 1437 Shotwell), and 1407 Shotwell were connected to City water in 1886, 1888, and 1887, respectively.

façade has wood trim and drip caps. The entrance is at grade (building was raised 3' in 1996) and the front stoop is flanked by enclosed storage areas. Side and rear elevations are fenestrated with replacement window sash and doors in variety of configurations. The building was substantially altered in 1996.

A simple vernacular residential building in the Italianate style, the subject property is not architecturally significant nor does it possess high artistic value. Alterations in 1996, particularly the lifting of the building to align it with street grade, have severely impacted potential integrity. The subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration (building raised, windows replaced, façade altered, and interior gutted in 1996) and generally lacks integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Not applicable.

-
5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

Notes: Not applicable.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from mid-1880's to 1997. The majority of buildings on this block have been significantly altered and the block does not display a high level of visual continuity. It does not appear that this block of Shotwell Street is eligible for listing as an historic district nor are there known historical resources adjacent to the subject property. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: 12-16-08

cc: Brett Bollinger, CAT EX Coordinator
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\66 Ellsworth\Historic Resource Evaluation Response.doc



1455 SHOTWELL STR.
SUBJECT PROPERTY.

678548754



SAN FRANCISCO PLANNING DEPARTMENT

CERTIFICATE OF DETERMINATION EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2007.1460E
Project Title: 717 Battery Street/350 Pacific Avenue—
Musto Building Rehabilitation and Expansion
Building Permit
Application Numbers.: 2003/02/12/7271; 2005/04/21/0598 (UMB retrofit);
2005/0321/8084 (two-story vertical addition)
Zoning: C-2 (Community Business) Use District
65-A Height and Bulk District
Washington-Broadway Special Use District No.2
Block/Lot: 0165/022
Lot Size: 16,718 square feet
Project Sponsor: 717 Battery Street, LLC
Sean P. Murphy--(415) 602-8128
sean@achilldevelopment.com
Lead Agency: San Francisco Planning Department
Staff Contact: Carol Roos – (415) 575-9043
Carol.Roos@sfgov.org

1650 Mission St.
Suite 400
San Francisco.
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project sponsor proposes additions to and rehabilitation of the existing Musto Building, to expand the existing office use and provide ground-floor commercial/restaurant space.

(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332.]

REMARKS:

Please see the next page.

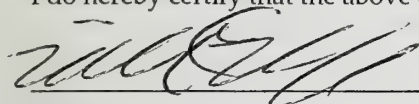
DETERMINATION:

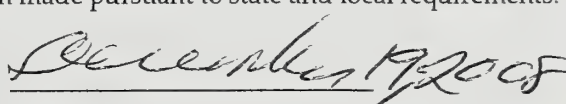
I do hereby certify that the above determination has been made pursuant to state and local requirements.

GOVERNMENT
DOCUMENTS DEPT

DEC 22 2008

SAN FRANCISCO
PUBLIC LIBRARY


Bill Wycko, Environmental Review Officer


Date

cc: Neil Sekhri, Project Contact
Supervisor Aaron Peskin, District 3
Angela Heitter, Preservation Planner

Virna Byrd, M.D.F. / Bulletin Board
Historic Preservation Distribution List
Distribution List

PROJECT DESCRIPTION/REMARKS (CONTINUED)

The project consists of construction of a two-story vertical addition to the Musto Building, an existing three-story-plus-basement, 32,830-gross square-foot (-gsf) vacant office building on the site, for office and ground-floor commercial/restaurant (an approximately 16,317-gsf addition), for a total 49,147 gross square feet (gsf) (45,222 gsf of office and 3,925 gsf of commercial/restaurant). The addition would increase the building height from 51 to 65 feet. The project also includes the construction of a three-story, approximately 10,000 gsf, 47.5-foot-tall horizontal addition for office use on the southwest corner of the site, which is now paved area. Total project new space would be approximately 26,317 gsf, for a total of 59,147 gsf (see Table 1, page 3, for project characteristics). An interior, landscaped open space/courtyard of about 2,300 gsf (accessed from Pacific Avenue during business hours) would be created, partially separating the horizontal addition and the historic Musto Building.

The three-story-over-basement Musto office building was constructed in 1907, and is considered an historical resource for the purposes of the California Environmental Quality Act (CEQA). The building is approximately 51 feet tall with a flat roof and an L-shaped plan, although the overall massing as viewed from Battery Street appears rectilinear. The brick and timber building presents a façade with a series of large glass bays organized in a rectangular grid pattern by striated white vertical concrete columns intersected by a string course of white brick floor separations between stories. The upper-story window bays are subdivided into multiple vertical lights by brushed aluminum muntins,¹ while the ground floor is punctuated by large single-pane storefront windows. The building is topped by a relatively simple metal cornice. The building was entirely office use in 1969, and has been vacant since 2005.

The proposed project would partially demolish the interior elements of the existing building and the roof would be lowered two feet, six inches to provide the base for a two-story vertical addition of approximately 16,317 gsf. In order to allow the vertical addition to be “dropped down” into the space of the current building and minimize its visibility, the roof would be lowered, and the height of the third floor ceiling would be reduced. Three secondary building elevation parapets would be partially demolished: the south parapet (which faces—and the view of which is blocked by—701 Battery Street) would be reduced in length by approximately 22 feet to allow for views; and the sloped parapets along the south and west façades (the courtyard and the west parapets) would be reduced in height one to two feet so the resulting parapet would be level. The existing parapets would otherwise remain.

The two-story vertical addition to the Musto Building would add approximately 13 feet, 1-¼ inches from the top of the existing parapet to the cornice line of the addition, and at the south elevation would incorporate a 9-foot setback at the first floor of the vertical addition and an 18-foot, 6-inch setback behind a glass balustrade at the second floor. At the south and west courtyard elevations, the proposed vertical addition would be set back 12 inches (the depth of the historic masonry wall). The southeast corner of the first floor of the vertical addition would be stepped back in order to reduce its visibility from the intersection of Battery and Pacific Streets.

¹ The small molding or bar that separates individual panes of glass within a multipaned window sash.

Table 1
Project Characteristics

Project Component	Musto Building 717 Battery St.	New 3-Story Structure 350 Pacific Ave.	Total Project
Floors:			
First Floor (existing @ 717 Battery St.)	10,914 gsf	3,566 gsf	14,480 gsf
Second (existing @ 717 Battery St.)	10,958 gsf	3,217 gsf	14,175 gsf
Third Floor (existing @ 717 Battery St.)	10,958 gsf	3,217 gsf	14,175 gsf
Fourth Floor (2-story vertical addition)	8,653 gsf	0	8,653 gsf
Fifth Floor (2-story vertical addition)	7,664 gsf	0	7,664 gsf
Total	49,147 gsf	10,000 gsf	59,147 gsf
Existing	32,830 gsf	0	32,830 gsf
Proposed	16,317 gsf	10,000 gsf	26,317 gsf
Land Uses:			
Commercial/Restaurant (1 st floor)	3,925 gsf	0	3,925 gsf
Office (floors 1-5)	45,260 gsf	10,000 gsf	55,260 gsf
Total	49,185 gsf	10,000 gsf	59,185 gsf
Height:	<i>(Existing/Proposed)</i>	<i>(Existing/Proposed)</i>	
Feet	51 / 65	0 / 47.5	Na ¹
Stories	3 / 5	0 / 3	Na ¹

Notes:

1. Na: not applicable.
2. The basement square footage is not included as it does not count for code purposes and is used for office support.

Source: During Associates, October 31, 2008; from Aston Pereira & Associates, Area Calculations Sheet, 70 Battery Street Musto Building Plan Set, May, 1, 2008 T.H.D. Review.

The vertical addition would be contemporary in design and would include materials, colors and surface treatments to differentiate the addition from the existing building; it would retain a flat roof. The windows of the addition would match the width and alignment of the existing Musto Building. The project would include a new structural bracing system of shotcrete walls, a new concrete core, and moment frames to resist earthquake forces and to respect the historic fabric of the building. The structural seismic bracing would not be visible from the exterior. The building is founded on a concrete slab that is supported by wooden piles. The southeast façade and south facades of the Musto Building are set back 25 feet and 100.5 feet respectively from Pacific Street; these setbacks would be retained for the vertical addition.

The three-story, 10,000-gsf, horizontal office addition (350 Pacific Avenue) would be constructed at the southwest corner of the site along Pacific Avenue on a currently undeveloped area of the site. The new

space of the horizontal addition would be integrated with the rehabilitated space and the vertical addition in the Musto Building, to create a combined 59,147-gsf building. The main access to the horizontal addition would be from Pacific Avenue through an entry gate into Musto Plaza. The metal gates would be set in metal railings (approximately 10 feet high) with a lightweight marble identification panel set on an aluminum honeycomb backing that, in total, would provide security for the property facing the courtyard during non-business hours. Pedestrian access to the office entry of the Musto Building would be from Battery Street and a lobby that would lead to a reception and elevator lobby space. There would be no vehicle access as no parking is proposed.

The main entrance to the horizontal addition from Musto Plaza and the Musto Building would open into the central reception and elevator lobby. The entrance would be part of a clear glass curtain wall that exposes the historic brickwork. Secondary entrances to the horizontal addition would be from the west side of the Musto Plaza. Musto Plaza itself would be a newly landscaped, 2,300-gsf courtyard, with stone paving.

In addition to the courtyard, the horizontal addition would have approximately 6,050 square feet of private open space provided by an open deck on the second floor and a roof garden on the west side of the building accessed from the fourth floor. The new office addition design is intended to complement the historic fabric of the neighborhood. Construction materials would include a structural metal frame clad with red brick and clear glass.

Apart from the additions, alterations to the existing building would include the restoration of the east principal elevation facing Battery Street and the rehabilitation of the rear west façade. Interior rehabilitation would include partial demolition of the roof structure, floor plates, internal framework, and external walls, where less than 75 percent of the building's existing internal structural framework or floor plates would be removed, where at least 50 percent of the existing external walls would remain and would remain on the exterior of the building, and where less than 25 percent of external walls would be removed altogether. Therefore, the proposed project would not constitute a demolition, but rather an alteration and addition.

The rectangular project site is relatively flat and the surrounding area slopes gently upwards to the northeast. The site is located on the northwest corner of Battery Street and Pacific Avenue, on the block bounded by Broadway Street to the north, Pacific Avenue to the south, Sansome Street to the west, and Battery Street to the east, at the northern edge of San Francisco's Financial District bordering the North Beach neighborhood.

Site preparation would require removing the existing plaza and excavating between 2 to 4 feet of soil, approximately 175 cubic yards, to accommodate the proposed concrete slab² foundation. Site preparation would not alter the overall topography of the site, which is relatively level.² The proposed project would result in relatively shallow soils disturbance of approximately three feet below grade surface (bgs) for the footprint and six feet bgs around the perimeter of the proposed office addition, and localized disturbance to a depth of six feet bgs for elevator shaft bases. The proposed project would incorporate the implementation of an archeological protocol that would include archeological field investigations prior to any project-related soils disturbance for the purpose of identifying, evaluating, and if necessary, data recovery of any archeological deposits that may be present. The project archeological investigation will be

² Treadwell & Rollo, *Geotechnical Investigation, Musto Building, 717 Battery Street, San Francisco, California*, June 24, 2002. This document is available for public review by appointment at the Planning Department, 1650 Mission Street, San Francisco, as part of Case No. 2005.0285E. The objectives of the investigation were to evaluate geotechnical constraints present on the site, and provide foundation recommendations for a seismic strengthening of the building.

consistent with the attached archeological protocol under the supervision of the Environmental Review Office. (See Archeological Resources section, page 18.)

EXEMPT STATUS:

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with the applicable general plan designation and policies as well as with applicable zoning designations and regulations.*

The proposed project would be consistent with the *San Francisco General Plan (General Plan)* and with applicable zoning designations and regulations. The project site is located within the boundaries of the *Northeastern Waterfront Area Plan*, of the *General Plan*. Within that area plan, the project site is located within the Base of Telegraph Hill Subarea. The project is consistent with the area plan's land use designation of General Commercial Use, which allows for office, restaurant, and other commercial use. Thus, the project is consistent with the *General Plan* policies for this area, including the *Northeastern Waterfront Area Plan* policies.

The project site is within a C-2 (Community Business) Use district. As noted in *Planning Code* Section 210.2, these districts serve several functions. Some C-2 districts provide comparison shopping goods and services on a general or specialized basis to a Citywide or a regional market area, complementing the main area for such types of trade in downtown San Francisco. The proposed office and commercial/restaurant are principal permitted uses in C-2 districts. The project site is within a 65-A Height and Bulk district, allowing a maximum building height of 65 feet. It limits bulk by restricting length and diagonal dimensions to 110 feet and 125 feet, respectively, above 40 feet in height. The proposed project would not exceed the height limit of 65 feet and would comply with both the height and the bulk limits. The project is also within a Special Use District—the Washington-Broadway Special Use District No.2, which exempts non-residential uses from off-street parking requirements. In view of the above, the proposed project thus meets criterion a) of CEQA Guidelines Section 15332.

The project is consistent with the City's *General Plan*, zoning and all applicable *Planning Code* standards, and requires only building permits from the San Francisco Department of Building Inspection. No other discretionary approvals are required.

- b) *The development occurs within city limits on a site of no more than five acres surrounded by urban uses.*

The 0.38-acre (16,718-square-foot) project site is well under five acres and is located within an area of San Francisco that is developed with urban uses. Land uses in the immediate site vicinity consist primarily of low- to moderate-scale office buildings, restaurants, retail, and surface parking lots. The building immediately north of the project site on Battery Street is a four-story office building. East of the project site on the opposite side of Battery Street is a three-story office building with a ground-floor restaurant. Immediately south of the project site across Pacific Avenue are a chain café/coffee retailer and two restaurants on the ground floor of the office building. West of the project site is a parking lot and an office building. The proposed project thus would be properly characterized as in-fill development surrounded by urban uses, and conforms to criterion b).

- c) *The project site has no habitat for endangered, rare, or threatened species.*

No rare, threatened, or endangered species are known to exist in the project vicinity. The project site is within a fully developed urban area and does not support or provide habitat for any rare or endangered wildlife species. Ten trees within the project site would be removed as part of the project; these trees are

not within 10 feet of the public right-of-way, and would not be considered significant or landmark trees. No other biological resources exist on the site, which is completely covered by impervious surfaces with container landscaping. There are eight street trees along Battery Street adjacent to the project site that would remain with the project. *Public Works Code* Section 8.01-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include building envelope expansion, new curbcuts, new garages, and all demolition or grading permit applications. The Code includes requirements regarding protected trees to be retained or removed. Removal of trees on site and retention of street trees would be conducted pursuant to the *Public Works Code*. The project would not interfere with any migratory species. Therefore the project would not have significant impacts on biology and conforms to criterion c).

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

TRANSPORTATION

A transportation study was prepared for the proposed project and it is summarized below.³ During the weekday p.m. peak hour, the proposed project would generate approximately 36 total new vehicle trips, of which 8 vehicle-trips (22 percent) would be inbound to the project site, and 28 vehicle-trips (78 percent) would be outbound from the project site. During the weekday p.m. peak hour, the project would generate 68 transit trips and 52 trips by walking or other modes. The new office and commercial/restaurant uses would generate about 26 delivery/service vehicle trips per day (consisting primarily of small trucks and vans) which correspond to a demand for two loading spaces during the peak hour of loading activities, and one loading space during average hour of loading activities.

Traffic Impacts

The addition of the approximately 36 project-generated vehicle trips to the eight intersection studied would result in negligible changes in the average delay per vehicle. All intersections analyzed would continue to operate at the same acceptable existing levels of service (LOS D or better).⁴ Thus, there would not be a significant impact due to the project.

Under 2025 cumulative conditions, vehicle delays would increase at the study intersections over existing conditions, however, all of the eight study intersections expected to continue to operate acceptably at LOS D or better, and the proposed project would not result in significant 2025 cumulative traffic impacts.

³ LCW Consulting, *717 Battery Street Transportation Study, Final Report*, December 4, 2008. This document is available for public review by appointment at the Planning Department, 1650 Mission Street, San Francisco, as part of Case No. 2007.1460E. The transportation study analyzed office use and restaurant use, rather than office use and some other commercial use, because restaurants generate larger transportation impacts than other commercial uses. Thus, the transportation study reports a conservatively high potential impact.

⁴ Eight intersections were analyzed to determine whether project-generated vehicular traffic would result in adverse changes in the level of service (LOS) (Broadway/The Embarcadero, Broadway/Battery, Broadway/Sansome, Pacific/Battery, Pacific/Sansome, Washington/The Embarcadero, Washington/Battery, Washington/Sansome).

Transit Impact

The project site is well-served by the San Francisco Municipal Railway ("Muni") bus and cable car lines, with the closest bus routes being the 12-Folsom along Pacific Avenue and Broadway, 10-Townsend along Battery and Sansome, and 82X-Caltrain Presidio Express lines along Sansome with bus stops located on Battery Street at Broadway and on Sansome Street at Pacific Avenue. The F-Market historic street car operates on The Embarcadero, with the nearest stop located at The Embarcadero and Broadway. Muni provides access to other local and regional public transit providers, including BART, AC Transit, Golden Gate Transit, and SamTrans. The nearest BART station is the Embarcadero Station, located about one-half mile south of the project site. The transportation study reports that p.m. peak hour ridership on most Muni bus lines in the study area is currently below full capacity utilization at their maximum load point,⁵ with most lines having available capacity to accommodate additional passengers. The exception is the 9X San Bruno Express line which operates at capacity utilization of 98 percent at the maximum load point.

Net new commercial/restaurant and office uses in the proposed project are subject to the Transit Impact Development Fee ("TIDF"), which attempts to recover the cost of carrying additional riders generated by new development on a square footage basis. TIDF funds may be used to increase revenue service hours reasonably necessary to mitigate the impacts of non-residential development on public transit.

The proposed project would generate about 68 transit trips (15 inbound and 53 outbound) during the weekday p.m. peak hour utilizing nearby Muni lines, as well as other transit public service. Since the project would primarily increase office space, most of the transit trips during the p.m. peak hour would be outbound (leaving work) from the site. The addition of the 68 project-generated transit trips would minimally increase the capacity utilization of the Muni bus lines in the project vicinity; however, the percent capacity utilization of the bus lines would not be substantially affected. The project as proposed would not include any new curb cuts, or off-street parking that could conflict with bus operations on Pacific Avenue.

Parking Impacts

Existing parking conditions were examined in a study area generally bounded by Vallejo, Montgomery, Washington and Davis Streets. Most of the on-street parking near the project site is provided as standard and commercial metered spaces, with half-hour and one-hour time limits. The spaces are well utilized throughout the day. Adjacent to the project site on Battery Street there are five metered parking spaces (two 30-minute commercial vehicle spaces, and three one-hour standard spaces), while on Pacific Avenue there are two one-hour standard spaces. In the project vicinity there are 15 public off-street public parking facilities providing about 3,200 parking spaces, though not all of the facilities provide overnight parking. Most of the lots are located on Sansome and Front Streets and Pacific Avenue. Overall, the off-street parking facilities are at about 88 percent of capacity during the weekday midday (peak demand period for office uses), and at about 46 percent of capacity during the weekday evening period (peak demand for restaurant uses).

⁵ Capacity utilization relates the number of passengers per transit vehicle to the design capacity of the vehicle. The capacity per vehicle includes both seated and standing capacity, where standing capacity is somewhere between 30 to 80 percent of seated capacity (depending upon the specific transit vehicle configuration). The maximum load point represents the locations along the route where the greatest number of passengers are on board.

The proposed office uses would generate a parking demand for 59 spaces and the commercial/restaurant use would generate a demand for 13 spaces, a total parking demand of approximately 72 spaces, of which 53 spaces would be long-term demand and 19 spaces would be short-term demand. The proposed project would not provide any on-site parking spaces; thus, there would be a shortfall of 72 parking spaces compared to demand due to the project. The shortfall could be accommodated on-street and in off-street facilities. Off-street parking occupancy in the parking study area would increase from 88 percent under existing conditions, to up to 89 percent with the project.

Planning Code Section 161(d) provides that no off-street parking spaces are required for non-residential projects within the Washington-Broadway Special Use District No. 2, where the size of the lot does not exceed 20,000 square feet. The proposed project would not provide any off-street parking spaces; however, the project sponsor would request from the San Francisco Transportation Agency (SFMTA) the conversion of two existing standard metered spaces on Pacific Avenue adjacent to the project site to metered commercial vehicle spaces.

Under *California Public Resources Code* Section 21060.5, "environment" is defined as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance." San Francisco does not consider parking supply part of the permanent physical environment. Parking conditions are not static, as parking supply and demand vary from day to day, from day to night, from month to month, etc. Hence, the availability of parking (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts in the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy, established in the City's *Charter* Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." As discussed above, the project area is well served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as

well as in the associated air quality, noise, and pedestrian safety analyses, reasonably addresses the potential secondary effects.

Pedestrian and Bicycle Impacts

The proposed project would add up to 120 pedestrian trips to the surrounding streets (this includes 68 transit trips and 52 walk/bicycle/other trips) during the weekday p.m. peak hour. The addition of pedestrian and vehicle trips generated by the proposed project would not substantially affect the currently low-volume pedestrian conditions generated by the project along Pacific Avenue (eight-foot-wide sidewalks) or Battery Street (11.5-foot-wide sidewalks), and pedestrian conditions would remain acceptable with the project.

Two bicycle routes exist near the project site—Route #10, which runs eastbound/westbound on Broadway, and Route #11, which runs on Columbus Street and the Clay-Battery and Sansome-Washington one-way couplet. During the weekday midday and evening field surveys, bicycle conditions were observed to be operating acceptably, with minor conflicts between bicyclists, pedestrians, and vehicles and no substantial safety or right-of-way issues. Although the project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to affect bicycle travel in the area. Since the proposed project would provide 12 bicycle parking spaces, it would meet the *Planning Code* requirement, Section 155.4(d)(3).

Loading Impacts

The new office and commercial/restaurant uses would generate approximately 26 delivery/service vehicle-trips to the project site per day, for a peak-hour loading demand for two loading spaces and one average-hour space. There are two metered commercial vehicle loading/unloading spaces adjacent to the project site on Battery Street and one metered commercial vehicle loading/unloading space immediately to the east of the project site on Pacific Avenue. It is anticipated that project-generated loading demand would be accommodated on-street in the existing two commercial spaces on Battery Street and Pacific Avenue, and two additional proposed spaces on Pacific Avenue. The project sponsor would request conversion of two existing standard metered parking spaces on Pacific Avenue adjacent to the project site to metered commercial vehicle spaces. To support evening valet operations at the commercial/restaurant, the project sponsor would request the creation of a combined commercial vehicle and passenger loading/unloading zone within the two existing commercial vehicle spaces on Battery Street. Both requests require approval by the SFMTA, including a public hearing.

The two metered commercial vehicle loading/unloading spaces on Battery Street adjacent to the project site that serve the commercial uses would serve the proposed office uses. In the event that these spaces were occupied, delivery vehicles may double-park on Battery Street. The 10-Townsend motorcoach bus line runs southbound on Battery Street (with 10-minute headways between the buses during the a.m. and p.m. peak periods, and with 15-minute headways between buses during the 9 a.m. to 4 p.m. midday period). Since there are three southbound travel lanes on Battery Street, traffic, including the 10-Townsend bus line, would be able to bypass a parked vehicle, and short-term double parking would not substantially affect transit and transit flows.

If the SFMTA does not approve the conversion of standard metered to commercial/passenger loading metered spaces on Pacific Avenue, or if the existing spaces are occupied by other vehicles, the potential exists that vehicles may double-park on Pacific Avenue. Since Pacific Avenue has only one westbound travel lane, double-parking may impede traffic flow. The 12-Folsom-Pacific currently runs adjacent to the

project site on Pacific Avenue with 10-minute headways between buses throughout the day. As part of the SFMTA's proposed Transit Effectiveness Project (TEP), the segment on the 12-Folsom-Pacific on Pacific Avenue between Battery Street and Sansome Street would be eliminated.

Per *Planning Code* Section 152, no loading spaces are required for projects of less than 100,000 sq.ft. of office uses, and less than 10,000 sq.ft. of other restaurant/commercial uses, such as the proposed project.

Construction Impacts

It is anticipated that the project construction would take approximately 16 months. Construction-related activities would typically occur Monday through Saturday, between 7:00 a.m. and 8:00 p.m. The Department of Building Inspection would stipulate the hours of construction and the contractor would need to comply with the San Francisco Noise Ordinance.⁶ Any construction traffic occurring between 7:00 and 9:00 a.m. or between 3:30 and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Construction is not anticipated to occur on Sundays or major legal holidays.

Throughout the construction period, there would be a flow of construction-related trucks into and out of the site. The impact of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect traffic, including transit, operations. Construction-related impacts generally would not be considered significant due to their temporary and limited duration.

In order to minimize disruption of the general traffic flow on adjacent streets during construction, the project sponsor would undertake the following two measures: (1) to the extent possible, limit truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by the SFMTA); and (2) organize a meeting between the project sponsor, construction contractor(s), the Traffic Engineering Division of the SFMTA, the Fire Department, Muni's Street Operations and Special Events Office, the Planning Department, and other City agencies to determine feasible traffic measures, including temporary bus stop relocation, to reduce traffic congestion and other potential transit disruption and pedestrian circulation effects during construction of the project. These measures would reduce the proposed project's less-than-significant construction-related transportation impacts.

NOISE

To address existing exterior noise on Battery Street of up to 70 decibels, the project design would use noise insulation in building walls and windows that would reduce noise by at least an additional 5 decibels beyond that which would normally be achieved to address exterior noise environments of 65 decibels.

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The

⁶ The San Francisco Noise Ordinance permits construction activities seven days a week, between 7:00 a.m. and 8:00 p.m.

noise generated by the occupants of the proposed new use would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's *Police Code*, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significance impact with respect to noise.

AIR QUALITY

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998-2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose and throat. Demolition, excavation, grading and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the *San Francisco Building and Health Codes* generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI.

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the *San Francisco Public Works Code*. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive

stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

For projects over one half-acre, the Ordinance requires that the project sponsor submit a Dust Control Plan for approval by the San Francisco Health Department. DBI will not issue a building permit without written notification from the Director of Public Health that the applicant has a site-specific Dust Control Plan, unless the Director waives the requirement. Interior-only tenant improvement projects that are over one-half acre in size that will not produce exterior visible dust are exempt from the site-specific Dust Control Plan requirement.

Site-specific Dust Control Plans shall require the project sponsor to: submit of a map to the Director of Health showing all sensitive receptors within 1000 feet of the site; wet down areas of soil at least three times per day; provide an analysis of wind direction and install upwind and downwind particulate dust monitors; record particulate monitoring results; hire an independent, third-party to conduct inspections and keep a record of those inspections; establish shut-down conditions based on wind, soil migration, etc.; establish a hotline for surrounding community members who may be potentially affected by project-related dust; limit the area subject to construction activities at any one time; install dust curtains and windbreaks on the property lines, as necessary; limit the amount of soil in hauling trucks to the size of the truck bed and securing with a tarpaulin; enforce a 15 mph speed limit for vehicles entering and exiting construction areas; sweep affected streets with water sweepers at the end of the day; install and utilize wheel washers to clean truck tires; terminate construction activities when winds exceed 25 miles per hour; apply soil stabilizers to inactive areas; and to sweep off adjacent streets to reduce particulate emissions. The project sponsor would be required to designate an individual to monitor compliance with dust control requirements.

These regulations and procedures set forth by the *San Francisco Building Code* would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

The proposed project would rehabilitate and construct approximately 59,185 square feet of office/commercial/restaurant space, and would generate 36 p.m. peak hour (weekday) vehicle trips, resulting in fewer than the BAAQMD threshold of 2,000 daily vehicle trips, above which BAAQMD presumes a potential impact and requires a quantitative analysis. Therefore, no detailed air quality analysis is needed, and no significant air quality impacts due to project-generated vehicular emissions would be generated by the proposed project.

The California Air Resources Board (CARB) established its statewide comprehensive air toxics program in the early 1980s. CARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. CARB identifies 244 substances as Toxic Air Contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research has demonstrated that pollutant levels are significantly higher near freeways and busy roadway and human health studies demonstrate that children living within 100-200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, CARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more

than 100,000 vehicles/day.”⁷ However, there are no existing federal or state regulations to protect sensitive residential uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.⁸ Consistent with CARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of the project site that experiences 100,000 vehicles per day. The project site, is not located within 500 feet of roadways with traffic in excess of 100,000 vehicles per day. Thus, the proposed project is not expected to result in a significant impact from exposure of sensitive receptors to TACs.

WATER QUALITY

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. All sanitary wastewater from the proposed buildings and storm water runoff from the project site would continue to flow into the City’s combined sewer system, to be treated at the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Treatment would be provided pursuant to the effluent discharge limitations set by the Plant’s National Pollutant Discharge Elimination System (NPDES).

In view of the above, the project meets criterion d) of CEQA Guidelines Section 15332.

e) The site can be adequately served by all required utilities and public services.

The proposed project is on a site that is currently served by fire, police, schools, solid waste collection, recreational facilities, water, gas, and electricity. The project could increase demand for and use of public services and utilities on the site, and would increase water and energy consumption, but not in excess of amounts expected and provided for in the project area. Thus, the proposed project would not be expected to have a measurable impact on public services or utilities. The proposed office and commercial/restaurant uses would be designed to incorporate water-conserving measures, such as installing low-flush toilets and urinals, as required by the *San Francisco Building Code*. Thus, the project site is located in a dense urban area where all public services and facilities are available and no expansion of public services or utilities is anticipated due to the project. In view of the above, the project meets criterion d) of CEQA Guidelines Section 15332.

⁷ CARB (California Air Resources Board). 2005 Air Quality and Land Use Handbook: A Community Health Perspective. Available: <http://www.arb.ca.gov/ch/landuse.htm>.

⁸ San Francisco Department of Public Health. *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008. This document is available for download on the DPH website.

HISTORICAL ARCHITECTURAL RESOURCES

Impacts of the proposed project on the historic Musto Building were analyzed in the Planning Department's *Historic Resource Evaluation Response*, (HRER) which is informed by the *Historic Resource Evaluation* and information prepared by the project's historic preservation architect.¹⁰ The following section presents the findings of this analysis.

The existing building was listed in the 1976 Architectural Survey with the high rating of "3," and was assigned a rating of "C" for its contextual importance in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and its consultants Charles Hall Page & Associates. Although the subject building is not included in any adopted local register or historic district and is not included on the National or California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department. Category B buildings are "Properties Requiring Further Consultation and Review."

The building is also in close proximity to two historic districts: the National Register-eligible Jackson Square National Register Historic District (located one block to the south) and the National Register-eligible San Francisco Northeast Waterfront District (located one-half block to the north). Three blocks east is The Embarcadero, with several National Register properties such as Pier 1. Four blocks west are Chinatown's mixed-used districts. The subject property is located at the convergence of many different densely developed neighborhoods, each with their own special character, but 717 Battery Street fits contextually with the Northeast Waterfront District, which is significant for its collection of commercial warehouse buildings from the late nineteenth century and early twentieth century that served the once-bustling waterfront.

The building appears to be eligible for the California Register of Historic Resources under Criteria 1 and 3, and is therefore considered an historic resource under CEQA. A property eligible under Criteria 1 (Events) and 3 (Architecture). Regarding Criterion 1, "it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States": according to building permit records, the 717 Battery Street building was constructed in 1907, shortly after the 1906 Earthquake and Fire. It individually appears to embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," based on post-quake development. Sanborn maps and the character of surrounding buildings indicate that construction on the subject and adjacent blocks occurred largely between 1906 and 1912. It appears that the 717 Battery Street building is also a potential contributor to the Northeast Waterfront Historic District should the boundaries of the district be extended. Based on this information, the 717 Battery Street would be considered an historical resource for the purposes of CEQA under Criterion 1 (Events) for its role in local history.

A property may be eligible under Criterion 3 if it "(e)mbodyes the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values." The building at 717 Battery Street represents the work of a master architect. The subject building

⁹ Angela Heitter, Planner San Francisco Planning Department, *Historic Resource Evaluation Response – 717 Battery Street*, Memo to Carol Roos, MEA Planner, November 7, 2008, attached (see Appendix A).

¹⁰ Architectural Resources Group, *Musto Building, 717 Battery Street, San Francisco, CA, Historic Resource Evaluation Report*, July 10, 2008. This report is available for public review by appointment at the Planning Department, 1650 Mission Street, San Francisco, as part of Case No. 2007.1460E.

was designed by San Francisco architect, William A. Mooser II (1868-1962), as a three-story warehouse with a commercial ground floor, in the Italian Renaissance architectural style, and constructed in 1907 for Joseph Musto. Historically known as the Musto Building, the subject building is a replacement of the original Musto Building (1876-1906) destroyed in the 1906 San Francisco Earthquake and Fire. Mooser served as the first San Francisco City Architect in 1900 where he was responsible for the plans and supervision of all City construction, in charge of the new Building Bureau and its building inspectors, and author of the first San Francisco building code. The existing building embodies distinctive characteristics of two- and three-story masonry warehouses constructed during the reconstruction period after the 1906 Earthquake and Fire along and near the northeast waterfront. The existing building also embodies Italian Renaissance details from the Eclectic movement, popularized in the late nineteenth century through the 1920s by such architects as Mooser. Mooser is best known for designing a complex of buildings in Ghirardelli Square constructed between 1899 and 1918 for chocolate manufacturer D. Ghirardelli Company. Thus, the 717 Battery Street property appears to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction, as well as, a good representation of a master architect.

In addition to meeting two California Register criteria, the building also retains its integrity from the period of significance (1907-1913). The existing building was constructed on, and has continuously occupied, the same parcel of land. While the construction of the Golden Gateway complex removed many historic warehouses in the 1960s along parcels near The Embarcadero, the complex is farther east and the subject property is able to maintain its setting among many other two- and three-story masonry warehouses and commercial structures constructed in the early Twentieth Century. As noted above, the subject building is a three-story-over-basement masonry building designed with Italian Renaissance details with character-defining rusticated brickwork dividing the primary façade into seven bays with large window openings and capped by a heavy cornice and parapeted roof. The rear façade, visible from Pacific Avenue, is defined by its understated wall surfaces without ornamentation, narrow segmental arched fenestration, and stepped parapet. All of these elements appear to be from the period of significance. While minor alterations such as window replacement and interior fire escape occurred during the building's 1969 conversion from warehouse to office, the subject building has retained sufficient integrity from the period of significance for the purposes of CEQA.

Because the property is an historical resource for the purposes of CEQA, as discussed above, it is necessary to establish whether the proposed project could cause a substantial adverse change in the significance of the historical resource. CEQA defines a significant impact generally as a substantial adverse change and a significant historic resources impact as the physical demolition, destruction, relocation, or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters in an adverse manner those physical characteristics that convey the resource's historical significance and justify its inclusion in the National or California Registries, local registers of historical resources, or an historical resource survey. A significant impact is considered to be reduced to a less-than-significant level if the project follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (*Secretary's Standards*).

The proposed project would restore much of the historic integrity of the Musto Building, which was significantly altered in 1969 when the building was converted from warehouse/commercial to office use. The 1969 remodel included opening the central bay to the exterior at the ground level to create a gallery as well as removing the windows on the second and third floors of the central bay and the addition of

exterior fire escapes. The remaining original windows were replaced with aluminum frames and sash with tinted glazing. The proposed project would restore the original enclosure of the central bay, and remove the central fire escape.¹¹

The 1969 windows (with one exception on the rear façade) would be removed and replaced with wood windows based on Mooser's 1907 drawings for the building. The replacement windows on the second and third floors of the principal Battery Street façade would have true divided lites and would replicate the historic double-hung, four-over-two lite windows (minus ogee stops). Two historic openings on the east courtyard that had been closed would be restored to their original configuration,¹² and the brick pier between these two historic openings would be removed.

The proposed project would not affect the exterior character-defining features of the building, such as the brick exterior walls, articulated vertical piers with quoin detailing and simple molded cornice and would retain the existing marble panels that read "Musto Building." The brick would be detailed with cornices at the top of the first floor that creates the base of the building elevation and an additional cornice at the top of the third floor.

The HRER determined that the proposed project would be consistent with relevant *Secretary's Standards* as follows:

Standard #1 - The new use requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 - The front façade and front portion of the building provides much of the historic character, which would not be removed or unsympathetically altered as a result of the project. Although the rear elevation would be altered it would be done in a manner so that the character-defining L-shape, the three-story form, fenestration, unadorned walls, stepped parapet, and its open courtyard would still be perceived. Because all alterations and additions occur towards the rear of the building and the project avoids removal of distinctive materials and alterations to character-defining features, spaces and spatial relationships, the historic character as an early twentieth-century, three-story warehouse designed in the Italian Renaissance style is retained and preserved.

Standard #3 - The project does not entail changes to the character defining features of the building that would create a false sense of history and would not add conjectural features from other historic properties.

Standard #4 - The 1969 alterations have not gained historic significance in their own right; therefore, they are not important to retain or preserve. These include the open ground-floor gallery, window replacements, internal fire escape, or interior tenant improvements.

Standard #5 - The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed above and in Section 2 of the HRER (see Appendix A), will be preserved.

Standard #6 - Some areas of masonry mortar have limited areas of deterioration and would be repaired with appropriate mortar composed of a mixture appropriate for historic brick. Where severity of deterioration exists, replacement of the distinctive feature will match the old in design, configuration,

¹¹ Architectural Resources Group, op cit, page 19.

¹² Ibid, page 20.

profile, texture, and material. The non-original aluminum windows would be replaced with new true divided light wood windows to match the original muntin configuration based on pictorial evidence.

Standard #7 – The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials.

Standard #9 – The new additions to and exterior alterations of 717 Battery Street will not destroy historic materials, features, and spatial relationships that characterize the property. The adjacent properties considered to be historical resources and contributors to a potential historic district boundary extension would not be adversely affected by the proposed rehabilitation and additions. The two-story vertical addition would be set back from the front façade 9 feet at its first level and 19 feet at its second level and would be approximately 21 feet in height, however only 13 feet of the vertical addition would be above the height of the parapet. Due to the narrow public rights-of-way and the taller building heights of surrounding properties, such as 735 Battery Street, the proposed vertical addition would not be visible or would be minimally visible from the public right-of-way. The three-story horizontal addition would be constructed on an undeveloped patio, unattached to adjacent buildings. The resulting overall height and massing is in scale with the surrounding properties, and would not be higher than the tallest buildings on the same block which range from two to five stories. The apparent height of the proposed project would be perceived from most vantage points along the various public rights-of-way as a three-story building.

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings state, "Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street is recommended," but goes on to say, "Placing a new addition on a non-character defining elevation and limiting the size and scale in relationship to the historic building is recommended." The proposed vertical addition is designed in a manner that is minimally visible and inconspicuous when the principal, character-defining façade is viewed from the street. The vertical addition as viewed from the rear façade would appear as a two-story addition. Less consideration was given to the vertical addition's setbacks from the rear façade, given that this is a secondary facade. However, the vertical addition would be limited in size and scale, and the addition would not destroy, obscure, or damage individual character-defining features of the rear elevation described in Section 2.

The additions would be contemporary in design, compatible with the scale and proportions of the district, and compatible with the scale and proportions of the historical resource, and the massing is appropriate to the existing building with the proposed setbacks, retention of the rear open space, and relationship with adjacent structures. The vertical addition would be differentiated from the original building by using a contemporary material but will relate through color and fenestration. The horizontal addition would be differentiated from the original building through its appearance as freestanding building indirectly related to the Musto Building, but rather to the larger context of the neighborhood

Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment.

In sum, while there are a number of proposed exterior alterations included in the project, they do not, when considered together and evaluated in the context of the building, appear to have a cumulative impact to the resource, according to the HRER. Even with the alterations and additions proposed, the building would retain those physical characteristics that justify its eligibility for inclusion in the California Register.

A qualified historic resources professional or City staff would review final project plans prior to issuance of a building permit to ensure consistency with the *Secretary's Standards*.

Because the project as proposed would be consistent with the *Secretary's Standards* as documented in the HRE and HRE, potential impacts to an historical resource would be considered less than significant under CEQA.

ARCHEOLOGICAL RESOURCES

An *Archaeological Research Design and Treatment Plan for the 717 Battery Street Project*, was prepared for the project October 16, 2006, and a *Revised Archeological Testing / Data Recovery Plan: 717 Battery Street Project*, (Archeological Plan) which incorporates the findings of the first report, was prepared for the project August 21, 2008. The information included in the Archeological Plan is summarized below.

The project site is situated in what was, prior to the arrival of the first Europeans, the territory occupied by the Costanoan people, a Native American group also referred to in anthropological literature as the Ohlone. The shoreline of Yerba Buena Cove was located near the project site. There is a low potential that prehistoric archeological deposits are present in the site vicinity.

In the early years of the Spanish, Mexican, and Early American period (1776-1848), the centers of activity (Mission Dolores and the Presidio) were located at a considerable distance from the project site. Following the 1834 creation of the pueblo of San Francisco by the Mexican government, a trading post was established at the edge of Yerba Buena Cove, at the present-day corner of Clay and Montgomery Streets. In subsequent years, the village of Yerba Buena developed around this cove, the shoreline of which crossed the project site. Although it remained a tiny village when the Mexican-American War broke out in 1846, the area developed rapidly following the end of the war in 1848. The population of the area exploded during the Gold Rush period (1849-1859), ballooning from about 850 people in 1848 to an estimated 20,000 to 25,000 people by the end of 1859. Many wharves were constructed or extended into the cove, where hundreds of ships were abandoned by their crews heading off to the gold fields. Due to a shortage of housing and other buildings to accommodate the swelling population, many of the abandoned ships were converted to hotels and warehouses. Reconstruction of the area around the project site was well underway by 1852 after a large fire on May 3rd and 4th, 1850, destroyed over 1,500 buildings in an area three-quarters of a mile long and a quarter of a mile wide. Fill had been deposited into the project block, extending the shoreline to the southeast corner of the block. Progressive filling of the cove took place in subsequent years, such that by 1869 the shoreline along Pacific Street was located east of Davis Street. As the filling of Yerba Buena Cove progressed, many ships abandoned during the Gold Rush were buried in place. The locations of buried hulls are recorded to varying degrees of certainty, and unknown hulls continue to the present day to be periodically discovered buried beneath project sites in the greater Financial District. At least four ships (the *Arkansas*, *Edwin*, *Almandralina*, and *Ricardo*) have been reported to be buried in the vicinity of the project site, the closest of which—the *Arkansas*—was found across the street from the project site, on the east side of Battery Street. There is a potential that archeological deposits or features associated with 1840s Thompson's Warehouse or Thompson's Wharf may be within the project site, but it is expected that, if present, such features lay below the depth of expected soils disturbance.

By 1887, the project block was fully developed with commercial and light industrial buildings and a small amount of commercial lodging. The block was dominated by Italian-owned businesses, though there were also a number of Chinese-owned businesses and Chinese residents on the block.

The project area, along with the rest of the waterfront as far north as Mason Street, was consumed in the great fire that followed the 1906 earthquake. Much of the resulting rubble was used as fill in the continued eastward expansion of the waterfront during the reconstruction effort. Though much of the city was quickly rebuilt after the earthquake and fire, the project site had been only partly rebuilt by 1913

and appeared barely occupied, based on the Sanborn fire insurance map of that year. The next available Sanborn map reveals that the project site was occupied by a large candy factory by 1950.

Cultural artifacts associated with documented historic uses of the site—including a casual ship-related butchering site, a boarding house, a Chinese laundry, a restaurant, an Italian bocce ball court, and a planked road to Thompson Point—may still be present within the confines of the project site. In addition, portions of the hull of the Arkansas ship or other nearby buried ships could be present within the boundaries of the site.

The Archeological Plan concludes that there is a limited likelihood of encountering cultural resources at the site. Construction of the proposed project would require site preparation for the new three-story building involving 3 to 6 feet of limited excavation that would remove approximately 175 cubic yards of soil. Given the expected depth of project soils disturbance and the depth of fill within the project site, project activities are not expected to encounter archeological deposits. Even though it is unlikely that the limited excavation would uncover a substantial deposit of archeological resources, a program of pre-construction archeological testing and evaluation will be conducted to determine the presence or absence of subsurface archeological resources of significance. Given the above, impacts to archeological resources would be less than significant.

There are no known paleontological resources at the project site, and, therefore, the project would not result in any adverse effects on paleontological resources.

SHADOW

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. *Planning Code* Section 295 restricts net new shadow on public open spaces under the jurisdiction of, or to be acquired by, the Recreation and Park Commission by any structure exceeding 40 feet unless the Planning Commission, in consultation with the Recreation and Park Commission, finds the impact to be less than significant.

The proposed two-level addition to the existing Musto Building would exceed 40 feet (a total height of 65 feet). To determine whether this proposed project would conform to Section 295, Planning Department staff prepared a shadow fan analysis. The analysis indicated that project shadows could not reach any site under Recreation and Park Commission jurisdiction.¹³

Because of the height of the proposed building and the configuration of existing buildings in the vicinity, the net new shading that would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels that are common and generally accepted in urban areas.

For the aforementioned reasons, the proposed project's shadow impacts would be less than significant.

¹³ Kevin Guy, Planner, San Francisco Planning Department, letter dated February 7, 2008. This document is available for public review by appointment at the Planning Department, 1650 Mission Street, San Francisco, as part of Case No. 2007.1460E.

HAZARDS AND HAZARDOUS MATERIALS

Several evaluations were prepared regarding potential hazards at the site. A Phase I and Limited Phase II Environmental Site Assessment (ESA), and a Phase I ESA Update¹⁴ have been prepared for the project site (information was also available from a geotechnical report.¹⁵) They review regulatory agency databases and readily available files for the site area and, assess on-site or nearby hazardous materials use, storage, handling, spillage, and/or on-site disposal, emphasizing potential degradation of soil or groundwater quality. They also review the project site's land use history and operating practices at or near the site to assess potential hazards from reported hazardous materials releases on nearby properties and the potential for migration of chemicals, contaminants, and toxics onto the project site. The information presented in the ESA Phase I and Limited Phase II and the Phase I update is summarized below.

The City adopted an ordinance (Ordinance 253-86, signed by the Mayor on June 27, 1986, Article 22A of the San Francisco Public Health Code) which requires analyzing soil for hazardous wastes within specified areas and on sites specifically designated by the Director of Public Works (DPW) when over 50 cubic yards of soil is to be disturbed. The ordinance specifically includes sites, including the project site, which are bayward of the high tide line (as shown on maps available from DPW).

Where hazardous wastes are found in excess of state or federal standards, a sponsor would be required to submit a site mitigation plan (SMP) to the appropriate state or federal agency(ies), and to implement an approved SMP prior to issuance of any building permit. Where toxics are found for which no standards are established, the project sponsor would request a determination from state and federal agencies as to whether an SMP is required.

The original San Francisco Bay shoreline originally crossed the site, which was subsequently filled to extend the shoreline eastward. The 1887 *Sanborn Fire Insurance Map* shows the site occupied by several commercial buildings with commercial and residential land uses to the north, south, east and west. The 1913 Sanborn map shows much less development, doubtless due to the destruction waged by the 1906 Earthquake and Fire. The map also shows the eastern part of the project site occupied by two commercial buildings, and the western part is vacant while a chewing gum factory occupied the lot to the north. The 1948 Sanborn map showed the project site, occupied by a candy factory in the building still present on the site today. A glue and paste factory is shown to the north. According to the San Francisco city directory listings, Hansen Niels Crating was listed as the building occupant between 1962 and 1967; there were no listings for the address between 1920 and 1958 and from 1971 to 1990. In 1993, Babul Associates and Phoenix Editorial Services were the listed occupants. Phoenix Editorial Services and Joseph Musto were the listed occupants in 2000. The site was not listed in the regulatory databases searched and no files were found at the San Francisco Public Health Department file regarding fuel or hazardous material releases at the site. Site reconnaissance of the project site found no apparent evidence of significant staining, spillage, ponded liquids, or uncontained solids in the building, including the basement, offices, storage spaces, or mechanical spaces; nor was such evidence encountered on the adjacent plaza or concrete sidewalks surrounding the site. However, the site and the surrounding area were historically associated with commercial and manufacturing uses, including a chewing gum factory, candy factory, a glue and paste factory, an auto parking lot, and commercial office uses. Any of these uses could have used underground

¹⁴ Treadwell & Rollo, Inc., *Phase I and Limited Phase II Environmental Site Assessment*, 717 Battery Street, San Francisco, California, January 26, 2005; and *Phase I Environmental Site Assessment Update*, 717 Battery Street, April 21, 2008. These documents are available for public review by appointment at the Planning Department, 1650 Mission Street, San Francisco, as part of Case No. 2005.0285E.

¹⁵ Treadwell & Rollo, Inc., *Geotechnical Investigation*, op cit.

storage tanks for heating oil, automobile fuel, or manufacturing raw materials, and could have released regional contamination from petroleum hydrocarbons into both the soil and groundwater in the project vicinity.

One nearby site located at 825 Sansome Street, approximately 300 feet west and cross gradient from the site, is listed as having had a Leaking Underground Storage Tank (LUST) and Cortese site. The Phase I ESA concluded that there was minimal potential for this site to affect the environmental conditions at the project site due to its distance from the site and its cross-gradient location to the groundwater underlying the sites.

A limited Phase II ESA was conducted. A subsurface investigation drilled three exploratory borings in November 2004 to depths of three to 16 feet below existing ground surface (bgs). Analyzing soil samples for the presence of total petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), BTEX (benzene, toluene, ethylbenzene, and xylenes), heavy metals, sulfides, cyanide, asbestos, and pH (lead).

Analysis revealed a very low concentration of total petroleum hydrocarbons as diesel (TPHd) of 1.0 parts per million (ppm) in one boring sample TR-3-1.0 (the City Department of Public Health hazardous materials threshold is less than 1 ppm. Cyanide was detected in one sample (TR-2-2) at a concentration of 0.16 ppm. No gasoline, BTEX, methyl tertiary-butyl ether (MTBE), VOCs, SVOCs, polychlorinated biphenyls (PCBs), sulfide, or asbestos were reported at or above reporting limits.

Total lead was detected in all 13 soil samples analyzed, at concentrations ranging from 7.7 ppm to 730 ppm. Soluble threshold limit concentration (STLC) lead was detected in the seven soil samples analyzed at concentrations of 3.7 to 20 milligrams per liter (mg/L) or ppm. Toxicity characteristic leachate potential (TCLP) was not detected at or above the method reporting limits in the seven samples analyzed. The STLC lead concentrations in the soil samples collected from borings TR-2, TR-3, and TR-4 at depths of one to four feet below the ground surface ranged from 8.9 mg/L to 12.0 mg/L. Based on these findings, the Phase II ESA concluded that the fill material in the vicinity of these samples, the soil is the State of California hazardous waste. Because hazardous levels of lead were detected, a SMP and a Health and Safety Plan (H&S) will be required prior to construction as part of Article 22A requirements for site development. The project sponsor would undertake subsequent testing and remediation, as required by the San Francisco Department of Public Health pursuant to Article 22A to comply with all applicable existing laws to eliminate or reduce health risks to acceptable minimal levels for future construction and/or workers or project occupants related to groundwater or soil contamination hazards.

The existing building on the project site was constructed in 1907. In the past, asbestos, lead, and polychlorinated biphenyls (PCBs) were commonly installed in such materials as fire proofing, floor tiles, roofing tar, electrical transformers, fluorescent light ballasts, and paint. Mercury was common in electrical switches and fluorescent light bulbs. If such hazardous materials exist in a building when it is rehabilitated, they could pose hazards to workers, neighbors, or the natural environment. However, the limited Phase II ESA did not include testing for the presence of lead paint, asbestos, PCBs in transformers or other electrical equipment, or naturally occurring environmental hazards (e.g., radon). Although lead-based paint and asbestos are likely to be present on the site, their removal is regulated by Chapter 34 of the *San Francisco Building Code* and Section 19827.5 of the *California Health and Safety Code*, respectively. Therefore, they would not pose potentially significant hazardous materials impacts. The project sponsor shall ensure that building surveys for PCB-containing equipment, hydraulic oils, and fluorescent lights are performed prior to the start of demolition and would abate any hazardous materials so discovered according to federal, state, and local laws and regulations.

The John Yehall Chin Elementary School located at 350 Broadway, is approximately 650 feet (as the crow flies) northwest of the site, and the Chinese Education Center Elementary School is located at 657 Merchant Street at least a block away. There are no plans for additional school construction in the area

and there are no day care, senior center, or hospital facilities nearby. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes, and therefore would not present a hazards risk to the nearby schools.

San Francisco ensures that new and existing buildings meet fire safety primarily through the provisions of the *Building Code* and the *Fire Code*, thereby reducing the risk of hazards related to fire, emergency response, and evacuation to less-than-significant levels. The proposed project's plans would be reviewed by the San Francisco Fire Department and DBI to ensure conformance with these provisions, including emergency exit requirements, the development of an emergency procedure manual and an exit drill plan.

In conclusion, potential public health and safety hazards discussed above, including possible soil contamination, hazardous building materials, and potential fire hazards for the proposed project, would not pose substantial risks or potential risks through compliance with existing federal, state, and local laws, ordinances, and regulations. Therefore, overall potential project-specific and cumulative impacts related to hazards would be less than significant.

CONCLUSION

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects and therefore, is appropriately exempt under Class 32 of the CEQA Guidelines.

APPENDIX A



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Carol Roos
Project Address: 717 Battery Street
Block/Lot: 0165/022
Case No.: 2007.1460E
Date of Review: November 7, 2008
Planning Dept. Reviewer: Angela Heitter
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PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal, based on revised plans dated July 21, 2008, is for the rehabilitation of an existing three-story-over-basement building located at 717 Battery Street and construction of new vertical and horizontal additions to expand the existing office use and to provide new ground floor retail and/or restaurant space with no off-street parking. The proposed project would partially demolish the interior elements of the existing building and the roof would be constructed at a lower height to insert a two-story vertical addition of approximately 15,900 gross square feet (gsf) that would increase the building height from 51 feet to 65 feet. The first level of the vertical addition is setback from the front façade 9 feet (ft.) and the second level of the vertical addition is setback an additional 10 ft. The proposal also consists of a three-story, brick and glass, 45-ft. high horizontal addition of approximately 45,000 gsf at the southwest corner of the site along Pacific Avenue currently undeveloped. A total of 27,170 gsf would be added to the existing 32,830 gsf for a combined floor area of 58,730 gsf.

A landscaped courtyard of approximately 2,300 sq. ft. accessed from Pacific Avenue (during business hours) will be created between the horizontal addition and the existing Musto Building.

Apart from the additions, alterations to the existing building are the restoration of the east principal elevation facing Battery Street and the rehabilitation of the rear west façade. Interior rehabilitation includes partial demolition of the roof structure, floor plates, internal framework, and external walls, where less than 75% of the building's existing internal structural framework or floor plates would be removed, where less than 50% of all external walls existing structure would be removed from their function as external walls, and where less than 25% of external walls would be removed altogether. Therefore, the proposed project would not constitute a demolition, but rather an alteration and addition.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was designed by San Francisco architect William A. Mooser, II, as a three-story warehouse with commercial ground floor in the Italian Renaissance architectural style and constructed in 1907 for Joseph Musto. Historically known as the Musto Building, the subject building is a replacement of the original Musto Building (1876-1906) destroyed in the 1906 San Francisco Earthquake and Fire. The

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existing building was listed in the 1976 Architectural Survey with the high rating of "3", and was assigned a rating of "C", for its contextual importance, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. Although the subject building is not included in any adopted local register or historic district, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is at the northern edge of the Financial District, bordering the North Beach neighborhood, within a C-2 (Community Business) Zoning District, the Washington-Broadway Special Use District (Subarea 2) and a 65-A Height and Bulk District. The property is located on the west side of Battery Street, within a block bound by Sansome and Battery Streets, Pacific Avenue and Broadway. One block south of the subject property is the National Register Jackson Square Historic District and one-half block to the north is the National Register-eligible Northeast Waterfront Historic District. Three blocks east is The Embarcadero with several National Register properties, such as Pier 1. Four blocks west are Chinatown's mixed-used districts. The subject property is located at the convergence of many different densely developed neighborhoods, each with their own special character, but 717 Battery Street fits contextually with the Northeast Waterfront district, which is significant for its collection of commercial warehouse buildings from the late nineteenth century and early twentieth century that served the once-bustling waterfront.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff and research and data provided to the Planning Department by consultants at Architectural Resources Group.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1907-1913

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criteria 1 (events) and 3 (architecture); further analysis on the building's ability to convey the integrity under these criteria is discussed in Section 2.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

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According to Building Permit records, the subject building was constructed in 1907, shortly after the 1906 Earthquake and Fire. The subject building appears to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," based on post-quake development. Sanborn maps and the character of surrounding buildings indicate that construction on the subject and adjacent blocks occurred largely between 1906 and 1912. It appears that the subject building is also a potential contributor to the Northeast Waterfront Historic District should the boundaries of the district be extended. Thus, 717 Battery Street would be considered an historical resource for the purposes of CEQA under Criterion 1 (Events) for its role in local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

717 Battery does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted, however, Joseph Musto and his family, and other persons that occupied the building, are not of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building embodies distinctive characteristics of two- and three-story masonry warehouses constructed during the reconstruction period after the 1906 Earthquake and Fire along and near the northeast waterfront. The building also embodies Italian Renaissance details from the Eclectic movement, popularized in the late nineteenth century through the 1920s by such architects as William A. Mooser II (1868-1962) who designed 717 Battery Street. Mooser is best known for designing a complex of buildings in Ghirardelli Square constructed between 1899 and 1918 for chocolate manufacturer D. Ghirardelli Company. Mooser, appointed during Mayor Phelan's administration, served as the first City architect where he was responsible for the plans and supervision of all City construction, in charge of the new Building Bureau and its building inspectors, and author of the first San Francisco building code. Thus, the property appears to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction, as well as, a good representation of a master architect.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
- 2. Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

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Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While the construction of the Golden Gateway complex removed many historic warehouses in the 1960s along parcels near The Embarcadero, the complex is farther east and the subject property is able to maintain its setting among many other two- and three-story masonry warehouses and commercial structures constructed in the early Twentieth Century. The subject building is a three-story-over-basement masonry building designed with Italian Renaissance details with character-defining rusticated brickwork dividing the primary façade into seven bays with large window openings and capped by a heavy cornice and parapeted roof. The rear façade, visible from Pacific Avenue, is defined by its understated wall surfaces without ornamentation, narrow segmental arched fenestration, and stepped parapet. All of these elements appear to be from the period of significance. While minor alterations such as window replacement and interior fire escape occurred during the building's 1969 conversion from warehouse to office, the subject building has retained sufficient integrity from the period of significance for the purposes of CEQA.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☒ See attached explanation of how the project meets the standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if project is an alteration.)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

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717 Battery Street

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to a potential historic district boundary extension would not be adversely affected by the proposed rehabilitation and additions. The two-story vertical addition is setback from the front façade 9 feet at its first level and 19 feet at its second level and is approximately 21 feet in height, however only 13 feet of the vertical addition is above the height of the parapet. Due to the narrow public rights-of-way and the taller building heights of surrounding properties, such as 735 Battery Street, the proposed vertical addition will not be visible from the public right-of-way or minimally visible. The three-story horizontal addition will be constructed on an undeveloped patio, unattached to adjacent off-site buildings. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which range from two to five stories. The additions are designed and located in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

11-10-08

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

Historic Resource Evaluation Response
November 7, 2008

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Section 4. Secretary of the Interior's Standards – Continuation Sheet

Based on a review of the proposed plans dated July 21, 2008, it is the determination of Planning Staff that the project meets the applicable Secretary of Interior's Standards for Rehabilitation of Historic Properties for the following reasons:

Standard #1 - The proposal is to expand the existing office building and convert the ground floor into neighborhood-serving commercial uses. As such, some exterior and interior alterations are needed for the new use, which include a vertical and horizontal addition, new entrances and windows on primary and secondary elevations, interior tenant improvements, and updating seismic, mechanical and electrical systems. The new use requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 - The front façade and front portion of the building provides much of the historic character, which will not be removed or unsympathetically altered as a result of the project. Although the rear elevation will be altered it is done in a manner so that the character-defining L-shape, the three-story form, fenestration, unadorned walls, stepped parapet, and its open courtyard will still be perceived. Because all alterations and additions occur towards the rear of the building and the project avoids removal of distinctive materials and alterations to character-defining features, spaces and spatial relationships, the historic character as an early twentieth-century, three-story warehouse designed in the Italian Renaissance style is retained and preserved.

Standard #3 - The project does not entail changes to the character defining features of the building that would create a false sense of history and does not add conjectural features from other historic properties.

Standard #4 - The alterations that occurred in 1969 when the building was converted from its last warehouse use to an office use, have not gained historic significance in their own right, therefore it is not important to retain or preserve the open ground floor gallery, the window replacements, internal fire escape, or interior tenant improvements.

Standard #5 - The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed in Section Two of this response and on pages 5-7 of the HRE prepared by consultants of Architectural Resources Group, will be preserved.

Standard #6 - Some areas of masonry mortar have limited areas of deterioration and will be repaired with appropriate mortar composed of a mixture appropriate for historic brick. Where severity of deterioration exists, replacement of the distinctive feature will match the old in design, configuration, profile, texture, and material. The non-original aluminum windows will be replaced with new true-divided-lite wood windows to match the original muntin configuration based on pictorial evidence.

Standard #7 - The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials. Basic cleaning of brick is necessary, but will be done in the gentlest means using a low-pressure wash of mild cleaners that will not strip the brick of its protective coating to a porous finish, which if done improperly can lead to further deterioration.

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717 Battery Street

Section 4. Secretary of the Interior's Standards – Continuation Sheet

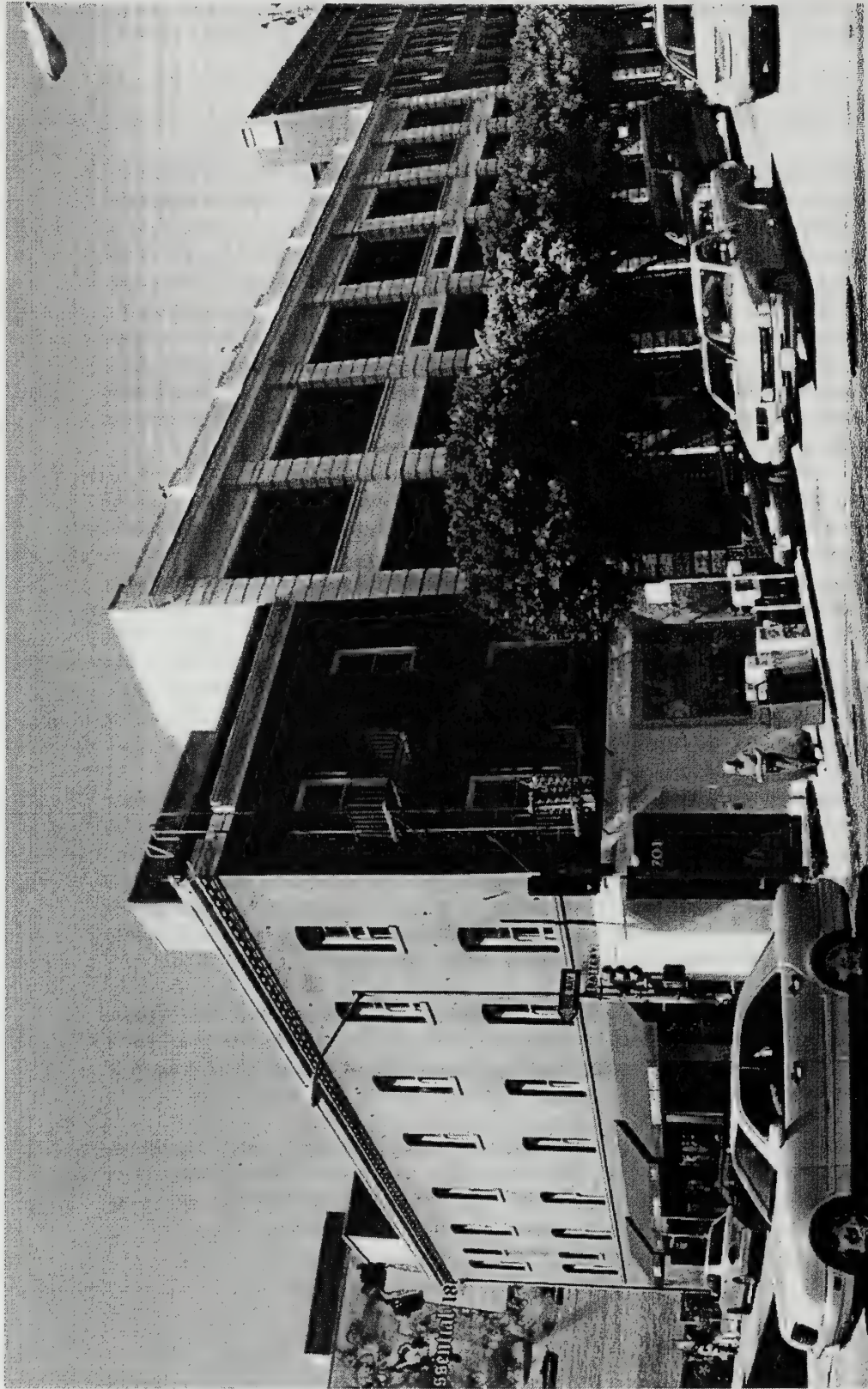
Standard #9 – The new additions to and exterior alterations of 717 Battery Street will not destroy historic materials, features, and spatial relationships that characterize the property. The two-story vertical addition is setback from the front façade 9 feet at its first level and 19 feet at its second level and is approximately 21 feet in height, however only 13 feet of the vertical addition is above the height of the parapet. Due to the narrow public rights-of-way and the taller building heights of surrounding properties, such as 735 Battery Street, the proposed vertical addition will not be visible or minimally visible from the public right-of-way. The three-story horizontal addition will be constructed on an undeveloped patio, unattached to adjacent buildings. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which range from two- to five-stories. The overall composition of the proposed project will be perceived from most vantage points along the various public rights-of-way as a three-story building.

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings state, "Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street is recommended," but goes on to say, "Placing a new addition on a non-character defining elevation and limiting the size and scale in relationship to the historic building is recommended." The proposed vertical addition is designed in a manner that is minimally visible and inconspicuous when viewing the principal, character-defining façade from the street. The vertical addition as viewed from the rear façade will appear as a two-story addition. Less consideration was given to the vertical addition's setbacks from the rear façade, given that this is a secondary façade. However, the vertical addition is limited in size and scale, and the addition does not destroy, obscure, or damage individual character-defining features of the rear elevation described in Section 2.

The additions are contemporary in design, compatible with the scale and proportions of the district, and are compatible with the scale and proportions of the historical resource, and the massing is appropriate to the existing building with the proposed setbacks, retention of the rear open space, and relationship with adjacent structures. The vertical addition will be differentiated from the original building by using a contemporary material but will relate through color and fenestration. The horizontal addition will be differentiated from the original building through its appearance as freestanding building indirectly related to the Musto Building, but rather to the larger context of the neighborhood.

Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment.

In sum, while there are a number of exterior alterations included in the proposed project, they do not, when considered together and evaluated in the context of the building, appear to have an cumulative impact to the resource. Even with the alterations and additions proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.



717 Battery Street/350 Pacific Avenue – Musto Building
Battery Street View of Site

2007.1460E: Figure 1



717 Battery Street/350 Pacific Avenue – Musto Building
Pacific Avenue Street View of Site

2007.1460E: Figure 2

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APPENDIX B

ARCHEOLOGICAL RESOURCES PROTOCOL

The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological investigation program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required by the Environmental Review Officer (ERO). The archeological consultant's work shall be conducted in accordance with this protocol and with the requirements of the project ARDTP (*Archeological Research Design and Treatment Plan for the 717 Battery Street Project*, Archeo-Tec, October 16, 2006) and the project ATP/ADRP (*Revised Archeological Testing / Data Recovery Plan: 717 Battery Street Project*, Archeo-Tec, August 21, 2008) at the direction of the ERO. In instances of inconsistency between the requirements of these reports and of this archeological treatment protocol, the requirements of this protocol shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the project site constitutes an historical resource under CEQA.

At the completion of the archeological investigation protocol, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological protocol the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional actions are warranted. Additional actions that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be

archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;

- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to redirect demolition/excavation/pile driving/construction activities and equipment temporarily until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with the ADRP. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.

- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (*Public Resources Code* Section 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains, and associated or unassociated funerary objects (*CEQA Guidelines* Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

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MAY 09 2008

ENVIRONMENTAL EXEMPTION APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Owner/Agent Information

Property Owner: Robert Rickard Tel. No.: 415-885-0913
Address: 26 DEMING ST Fax No.: 415-865-0746
SAN FRANCISCO CA 94114
Project Contact: - GINA GEE AIA Tel. No.: 415-863-8881
Address: 941 Brady St. #8 Fax No.: 415-863-8879
SAN FRANCISCO CA 94103 Email: _____

Site Information

Site Address(es): #117 DEMING ST
Nearest Cross Street(s): VENUS TERRACE
Assessor's Block(s)/Lot(s): 2654 LOT 18 Zoning District(s) RH-2
Site Square Footage: - 2937.50 sq ft Height/Bulk District(s): 40
Present or Previous Use of the Site: SINGLE FAMILY HOME / 2 UNITS
Does the project site have an average slope greater than 20 percent? YES
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Name of Planning Department Preservation Technical Specialist consulted (if any) VIKTORIA WISE
(415) 575-9049

Project Description

Please Check All That Apply:

- ☐ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

GOVERNMENT
DOCUMENTS DEPT

DEC 30 2008

Please Describe Proposed Use: - Single Family Home

Estimated Construction Cost: \$195,000

Previous Environmental Review: NONE

Case No.: _____

SAN FRANCISCO
PUBLIC LIBRARY

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

- See Scope of Work, Building Dept. Information & Planning Dept. Information Attached, OWNER STATEMENT

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

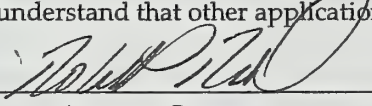
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒ N/A
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed:  Date: 5-07-2008
Agent or Owner

Print full name of applicant: Robert W. Rickard

(This space for staff use only)

Fees: ☒ \$ _____ Exemption Stamp ☐ \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

Class 1: Existing Facilities

Please see attached Historic Resource Evaluation Response.

Stephen Middlebrook, December 23, 2008



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Viktoriya Wise
Project Address: 10 Deming Street
Block/Lot: 2654/018
Case No.: 2008.0567E
Date of Review: December 19, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a horizontal addition to the south and east elevations at the ground and lower levels of the subject building in order to provide approximately 945 square feet of additional living space on the south side of the existing structure.

The existing subject building provides two off-street parking spaces. With the proposed addition, the subject building will continue to provide two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

Information submitted by the project sponsor indicates that the subject building was constructed prior to 1900, when it is first depicted on a Sanborn Fire Insurance Map. Architectural characteristics such as the flat front and tall parapet suggest that the subject building was constructed in the late nineteenth century, after 1880, but that the façade, form and massing have been significantly altered since its original construction. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Deming Street between Uranus Terrace and Mars Street within an RH-2 Zoning District and a 40-X Height and Bulk District, in the Upper Market neighborhood. The subject block consists primarily of one-story-over-garage or two-stories-above-garage in height.

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Based on a review of the submitted Historic Resource Evaluation, it does not appear that the subject building is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed in the during the earliest wave of residential development in the Upper Market neighborhood, in the last two decades of the nineteenth century. Other than the typical pattern of residential development the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information submitted by the project sponsor indicates that the first known owners of the subject building were Henrietta and Thomas J. Swales. Architect Edgar A. Matthews owned the subject property for a short time in the 1950's; however, it does not appear that the architect -- known for his residential homes designed for San Francisco's Western Addition -- ever lived in the subject building. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

As noted in the submitted Supplemental Information for Historic Resources, the subject building was originally constructed as a one-story single-family home on a steeply sloped lot. Building permit records and historic Sanborn Fire Insurance maps indicate that the subject building has undergone

two significant expansions: one in 1937 and one in 1980. These additions, built into the slope, accommodated more living space and an additional dwelling unit. Each of the two additions was designed to incorporate the architectural themes of the original structure, while at the same time embodying the style of the period in which the addition was added. Elements of Victorian, Craftsman, and contemporary architectural styles are visible on the subject building.

The subject building appears ineligible for inclusion on the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: It appears that the exterior, street-facing elevation has been minimally altered since its original construction. Two significant additions have been added to the rear and side.

It does not appear that the subject property is a contributor to a potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: As noted above, it does not appear that the subject building is eligible for listing on the California Register as an individual resource or as a contributor to a historic district.

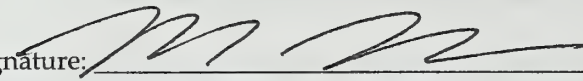
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building appears does not appear to be an historic resource, nor does the subject building appear to be located within an historic district.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 12-22-08

CC:

Rick Crawford, Neighborhood Planner, SW Quadrant
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\10 Deming Street.doc

Historic Resource Evaluation Supplemental
Category B/Alteration or Demolition Proposed (Building over 50 Years of Age)



10 DEMING STREET PROJECT

RECEIVED

ENVIRONMENTAL EXEMPTION APPLICATION

SEP 10 2008

CITY & COUNTY OF S.F.

PLANNING DEPARTMENT

Owner/Agent Information

Property Owner: DAVID SMITH Tel. No.: 415-385-5157

Address: 1079 CHURCH ST Fax No.: SAN FRANCISCO CA

Project Contact: ART BUSSE Tel. No.: 310-757-3675

Address: 406 VINCENTE AVE Fax No.: 415-952-8389

BERKELEY, CA 94707 Email: ARTBUSSE@AOL.COM

Site Information

Site Address(es): 1079 CHURCH ST

Nearest Cross Street(s): 23rd St

Assessor's Block(s)/Lot(s): 3629/026 Zoning District(s) RM-1

Site Square Footage: 1732.1 Height/Bulk District(s): 404/NO

Present or Previous Use of the Site: SINGLE FAMILY DWELLING

Does the project site have an average slope greater than 20 percent? NO

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

GOVERNMENT DOCUMENTS DEPT

Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

SAN FRANCISCO PUBLIC LIBRARY

JAN - 5 2009

Please Describe Proposed Use: SINGLE FAMILY DWELLING - NO CHANGE

Estimated Construction Cost: \$350,000

Previous Environmental Review: Case No.:

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

SEE ATTACHED SHEET

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

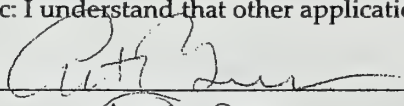
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed:  Date: 9/9/08
Agent or Owner

Print full name of applicant: ART BUSSE

(This space for staff use only)

Fees: ☐ \$_____ Exemption Stamp ☐ \$_____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 addition to an (e) single-family dwelling



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1079 Church Street
Block/Lots: 3629/026
Case No.: 2008.1088E
Date of Review: December 30, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, enclose the area at the rear of the building beneath the kitchen, and replace the decks at the rear of the building. The vertical addition will add 795 gross square-feet and the rear addition will add 120 gross square-feet. The finished building will be three-stories in height at the street frontage and have five-bedrooms and three and one-half baths within 2,673 gross square-feet.

PRE-EXISTING HISTORIC RATING / SURVEY

According to City Assessor's records, the building was constructed circa 1896. It is not included on any historic surveys, nor is it included on the National or California Registers. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it was constructed pre-1913.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the east side of Church Street between 22nd and 23rd Streets in the Noe Valley neighborhood. The immediate neighborhood is defined by multi-story, residential buildings ranging from single-family dwellings to large apartment buildings. The east side of the block is characterized by late 19th Century buildings with good historic integrity but the west side of the block has fewer 19th Century buildings and is interrupted in several locations by large, mid-century apartment buildings and newer construction. The block does not appear to meet the district criteria to be listed on the California Register because taken as a whole it is architecturally mixed. More information is needed to determine if the buildings on the east side of the block could be the edge of a historic district that extends eastward towards Chattanooga Street.

-
- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 1079 Church Street is a modest, two-story, wood-framed dwelling with a rectangular plan and a full basement. It was constructed in 1896 and is an example of an Edwardian dwelling. The exterior is sided in stucco and features a hipped, raised and off-set front entry with a porch, and a first floor slanted bay window. The building is void of artistic ornament. In 1992, muralist, Nicholai Larson, painted a tropical rainforest mural on the front of the house. As a result of the mural, the house is known anecdotally in the neighborhood as "the rainforest house".

Archival research yielded no information that would indicate that the subject building is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1. In general, the building represents the early development of the Noe Valley neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

City records indicate that Walter G. and Clara Cook were the original owners of the building. Neither them nor any of the subsequent owners of the property were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Though the original architect is unknown, the building has been modified and no longer exhibits a high degree of workmanship or artistic value, and does not appear to be the work of a master. The building at 1097 Church Street represents an intact example of the subject building. The building was likely taken from a pattern book because there are several buildings with the same style found throughout the Noe Valley neighborhood. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

Although the subject block of Church Street is architecturally mixed the buildings on the east side of the block exhibit greater historic association than those on the west side of the block. More information would be needed to determine if the building is on the western edge of a potential

historic district that extends east of Church Street. However, based on the 900 through 1200 blocks of Church Street, the subject property is not within a potential historic district.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: In 1942, the building's original ornamentation was removed and stucco was applied to the exterior of the building. The alterations did not impact the building's basic design but did compromise its integrity of workmanship, feeling, and materials. The building also retains integrity of location because it has not been moved. Since no significant historical associations have been discovered, integrity of association is not applicable. For comparison purposes, 1097 Church Street is a much better example of this building type because it retains more integrity. Overall the building has fair historic integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As stated earlier, the building could be part of a potential historic district that extends east from Church Street. Of the 43 properties on the subject block, eight are listed on the *Here Today* survey and 12 properties are listed on the Department's 1976 Architectural Survey. The adjacent property to the south is listed on both surveys. The project would retain the building's overall design but increase its scale. Because the block is characterized by late 19th Century buildings of different scales the increase in building scale at the street will not impact the adjacent resource at 1081 Church Street from a historical view.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

12-29-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vernaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\1079 Church St..doc

**SUPLIMENTAL INFORMATION FORM
for
HISTORICAL RESOURCE EVALUATION**



SUBJECT PROPERTY

ADDRESS: 1079 Church Street

BLOCK NO: 3629

LOT NO. 026

DATE OF CONSTRUCTION: 1896
(San Francisco Planning Department Property Information Report)

ARCHITECTURAL STYLE: indistinct
(see property description below)

ARCHITECT AND BUILDER: information not available

ORIGINAL OWNER: Walter G. and Clara Cook



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0788E
Project Title: 50 – 52 Grenard Terrace
Zoning: RH-3, 65-A
Block/Lot: 0502/009
Lot Size: 2,818 square feet
Project Sponsor: Andrew Sparks, Levy Art & Architecture, (415) 641-7320
Staff Contact: Don Lewis, (415) 575-9095
don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 22-foot-tall, two-story-over-basement, two-unit, residential building constructed in 1948, and the construction of a 51.5-foot-tall, four-story-over-basement, three-unit, residential building. The existing building is approximately 2,068 square feet in size with four off-street parking spaces, while the proposed building would be approximately 7,100 square feet in size with four off-street parking spaces. The project site is located on a small cul-de-sac in the center of the block bounded by Lombard Street, Greenwich Street, Van Ness Avenue and Polk Street in the Russian Hill neighborhood, and within an RH-3 (Residential, House, Three-Family) zoning district and a 65-A height and bulk district.

EXEMPT STATUS:

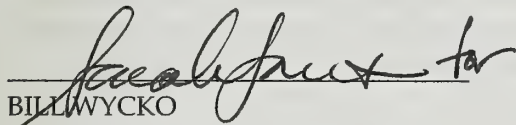
Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(l)(2) and 15303(b)]

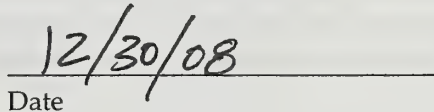
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Andrew Sparks, Project Contact
Aaron Starr, NW Quadrant
Supervisor Aaron Peskin

Bulletin Board
M.D.F.
Historical Preservation List

GOVERNMENT
DOCUMENTS DEPT

JAN - 5 2009

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the building located on the project site is not an historical resource. As described in detail in the attached Historic Resource Evaluation Response Memorandum, the 50-52 Grenard Terrace property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

The 50-52 Grenard Terrace building is a modest wood-sided building constructed in 1948. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. The subject property was built in a modern vernacular style and has no unique characteristics or unusual design elements. There is no record of the original architect and the building does not appear to be the work of a master. The immediate context does not display a high level of visual continuity and there are no known historic resources on the subject block. Therefore, the building does not appear eligible for listing in the California Register as an individual resource and does not appear to be located within a potential historic district. In addition, the proposed building would not have a significant adverse impact on any eligible off-site historic resources.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3. In addition, the project was found to comply with Section 295 of the San Francisco *Planning Code*.

The proposed project would involve the demolition of an existing 2,068-square-foot, two-story-over-basement, two-unit, residential structure. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption of demolition for a duplex or similar multifamily residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed building would entail the construction of a 7,100-square-foot, four-story-over-basement, residential structure with three dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

¹ Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 8, 2008.

Section 295 of the *Planning Code* restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.²

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review

² Glenn Cabrerros, "Case No. 2008.0788E Shadow Analysis," to Paul Ferris, Project Sponsor, 50-52 Grenard Terrace Project, December 29, 2008.

1. The first part of the paper discusses the importance of the study and the objectives of the research. It also provides a brief overview of the methodology used in the study.

2. The second part of the paper presents the results of the study. It includes a detailed description of the data collected and the analysis performed. The results are presented in a clear and concise manner, using tables and figures where appropriate.

3. The third part of the paper discusses the implications of the study. It highlights the key findings and their significance for the field of study. It also provides recommendations for future research.

4. The final part of the paper is a conclusion. It summarizes the main points of the paper and provides a final statement on the importance of the study.

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2. The second part of the paper presents the results of the study. It includes a detailed description of the data collected and the analysis performed. The results are presented in a clear and concise manner, using tables and figures where appropriate.

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4. The final part of the paper is a conclusion. It summarizes the main points of the paper and provides a final statement on the importance of the study.

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2. The second part of the paper presents the results of the study. It includes a detailed description of the data collected and the analysis performed. The results are presented in a clear and concise manner, using tables and figures where appropriate.

3. The third part of the paper discusses the implications of the study. It highlights the key findings and their significance for the field of study. It also provides recommendations for future research.

4. The final part of the paper is a conclusion. It summarizes the main points of the paper and provides a final statement on the importance of the study.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: 50 – 52 Grenard Terrace
Block/Lot: 0502/009
Case No.: 2008.0788E
Date of Review: December 3, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing 22' high, 2,068 sq. ft., 2-family structure and replace it with a 51.5' high, 7,100 sq. ft., 3-family structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1948. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the center of the subject block, which is bounded by Lombard Street, Greenwich Street, Van Ness Avenue and Polk Street in the City's Russian Hill Neighborhood. The subject property can only be accessed by a small cul-de-sac- Grenard Terrace- along with two other properties. The buildings on the outer sides of the block are multi-floor, multi-unit buildings. The immediate context is mixed and does not display a high level of visual continuity and there are no known historic resources on the subject block. The subject building is not located within a known historic district.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a two-story wood framed building with the unconditioned open garage and storage in the basement level and two residential flats above. The exterior of the building is covered in wood siding with no ornamentation. On the right side, the building has a raised entry for the second floor unit; the front facade is distinguished by a projecting square wood-clad chimney on the left side of the façade, a wood-clad balcony off the second floor and a wood-clad fence that screens the ground floor from the public right-of-way and provides a small front garden space. The roof is flat and covered with a composite membrane and gravel.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence. While the original owner, Katherine Dallam, was active in San Francisco social circles it does not appear to have been notable from a historical perspective.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria C. The subject property is a modest wood-sided building done in a modern vernacular style. The subject building has no unique characteristics or unusual design elements, and there is no record of the original architect. The building does not appear to be the work of a master. The architect John G. Kelley is the architect and builder of record for the balcony addition done in 1954, 6 years after the building was constructed. Kelley was also the architect and builder of 1311-1313 Lombard in 1955. Kelley could be the original architect for the subject building, however this is purely speculation since there is no documented evidence. Research into John G. Kelley turned up no information.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

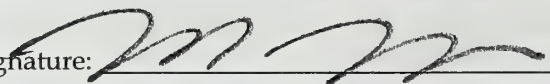
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity and there are no known historic resources on the subject block. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____



Mark Luellen, *Preservation Coordinator*

Date: _____

12-8-08

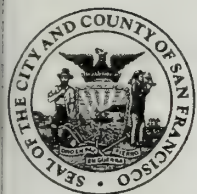
cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\50 Grenard Terrace.doc



VIEW OF ADJACENT BUILDING TO THE EAST
FROM GRENARD TERRACE.

SUBJECT PROPERTY:
50-52 GRENARD TERRACE



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0367E
Project Title: 5640-5648 Mission Street
Zoning: NC-2, 40-X
Block/Lot: 7098/009, 7098/008
Lot Size: 2,874 and 2,360 square feet, respectively
Project Sponsor: Lincoln Lue, LLA Architects – (415) 665-5623
Staff Contact: Don Lewis – (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site includes a 23-foot-tall, one-story, 1,229-square-foot, commercial building, constructed circa 1909, on Lot 009, and a one-story, 864-square-foot, three-car parking garage on Lot 008. The proposed project involves merging the two lots, demolishing the existing parking garage and constructing 4,730 square feet of vertical and horizontal additions to the existing building. The project would result in a 23-foot-tall, two-story, 5,959-square-foot building with two off-street parking spaces. The use of the building would change from a carpet sales showroom to a religious facility that would include housing of persons who engage in supportive activity for the institution. The project site is located on the west side of Mission Street between Whipple Avenue and Naglee Avenue in the Ocean View neighborhood, within an NC-2 (Small-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

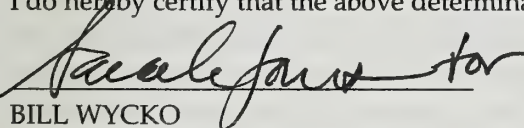
Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e)(2) and 15301(l)(4)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer

12/30/08
Date

CC: Lincoln Lue, Project Contact
Delvin Washington, SW Quadrant
Historic Preservation List

Bulletin Board, M.D.F
Supervisor Gerardo Sandoval

GOVERNMENT
DOCUMENTS DEPT

JAN - 5 2009

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the 5640-5648 Mission Street property does not appear eligible for listing on the California Register as an individual resource under Criterion 1 (Events), Criterion 2 (Person) and Criterion 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.¹

The 5640-5648 Mission Street commercial building was constructed circa 1909 and appears to be one of the early commercial structures on the block. The commercial building is rectangular in form and consists of a single commercial space and a restroom while the adjacent parking garage is a wood frame structure clad with corrugated plastic sheeting. Neither the commercial structure nor the adjacent garage structure appears to represent a trend or the collective history of the site or area. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of local history. The subject building does not appear to have specific characteristics that clearly embody an authentic type, period, region, or method of construction. While it appears that the form of the subject building remains largely intact, much of the integrity of the original structure has been lost due to extensive modifications to the three entrance bays, the fenestration patterns, and the removal of its original cladding. The building no longer retains its original association, workmanship, setting or feeling. Therefore, the 5640-5648 Mission Street commercial building does not appear eligible for listing in the California Register as an individual resource, nor does it appear to be located within a potential historic district. In addition, it does not appear that the proposed project would have an adverse impact on off-site historical resources.

The proposed project would involve the addition of approximately 4,730 square feet to the existing 1,229-square-foot building. With the addition, the building would be approximately 5,959 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. Therefore, the proposed addition would be exempt under Class 1.

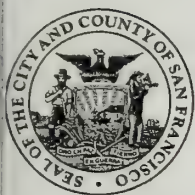
The proposed project would also involve the demolition of the existing parking garage structure. Because the existing garage structure is not considered a historic resource, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from CEQA State Guidelines Section 15301(l)(4), or Class 1, which provides an exemption from environmental review for the demolition and removal of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, December 11, 2008. This memo is attached.

environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: **5640-5648 Mission Street**
Block/Lot: 7098/008 and 009
Case No.: **2008.0367E**
Date of Review: December 11, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 / Sophie.Middlebrook@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the two existing buildings located on Assessor's Lots 008 and 009 on Block 7098, which are a one-story commercial building and a one-story parking garage. The current use of the existing commercial structure is as a carpet sales showroom, with a gross area that measures approximately 2,125 square feet. The garage structure is used for parking, and measures approximately 767 square feet.

The proposed project is to expand the existing commercial structure and to demolish the existing garage structure in order to accommodate the Shuen Yeung Temple. The new temple structure will include worship rooms, classrooms, a kitchen, offices, guest rooms, and bathrooms.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records do not provide a date of construction for either of the two existing structures. Building permits and records from the Spring Valley Water Company indicate that the commercial structure was constructed in 1909. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The two subject lots are located in Ocean View neighborhood, directly across from the western boundary of the Crocker Amazon neighborhood, and are bounded by Whipple Avenue to the South, Naglee Avenue to the north Ellington Avenue to the west.

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Date		Description		Amount	
1900	Jan 1	Balance		100.00	
1900	Jan 15	Received from John Doe		50.00	
1900	Feb 1	Received from Jane Smith		25.00	
1900	Mar 1	Received from Mr. Brown		75.00	
1900	Apr 1	Received from Mrs. White		30.00	
1900	May 1	Received from Mr. Green		40.00	
1900	Jun 1	Received from Mr. Black		60.00	
1900	Jul 1	Received from Mr. Grey		20.00	
1900	Aug 1	Received from Mr. Blue		15.00	
1900	Sep 1	Received from Mr. Yellow		10.00	
1900	Oct 1	Received from Mr. Purple		5.00	
1900	Nov 1	Received from Mr. Pink		3.00	
1900	Dec 1	Received from Mr. Brown		2.00	
1900	Dec 31	Total		375.00	

Much of the building stock that surrounds the subject properties was constructed in the mid-twentieth century. The block-face is characterized by multi-unit, mixed-use buildings with commercial units or garages located at the ground level. In general, buildings are limited in height to one story over garage or two stories over a garage at street level. The subject properties are located in an NC-2 zoning district and a 40x height district. It does not appear that the block is within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the commercial building located on Assessor's Lot 009 appears to have been constructed circa 1909. The commercial building located on the subject property appears to be one of the early commercial structures on the block; however, neither the commercial structure nor the adjacent garage structure appears to represent a trend or the collective history of the site or area. It does not appear that the buildings located on the project site are associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information provided by the Project Sponsor indicates that the first owner associated with the lots was Teresa Belling, according to information from the Assessor's Office. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The commercial building is a single-story, wood frame commercial building clad with what appears in photographs to be aluminum siding. The building does not appear to embody any specific

architectural style or mode. The subject building is rectangular in form and consists of a single commercial space and a restroom. The parking garage is a wood frame building clad with corrugated plastic sheeting.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: While it appears that the form of the subject building remains largely intact, much of the integrity of the original structure as been lost due to extensive modifications to the three entrance bays, the fenestration patterns, and the removal of original cladding such as stucco and tile. As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

1911

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- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

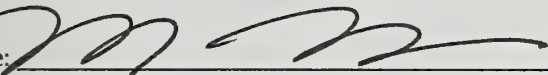
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

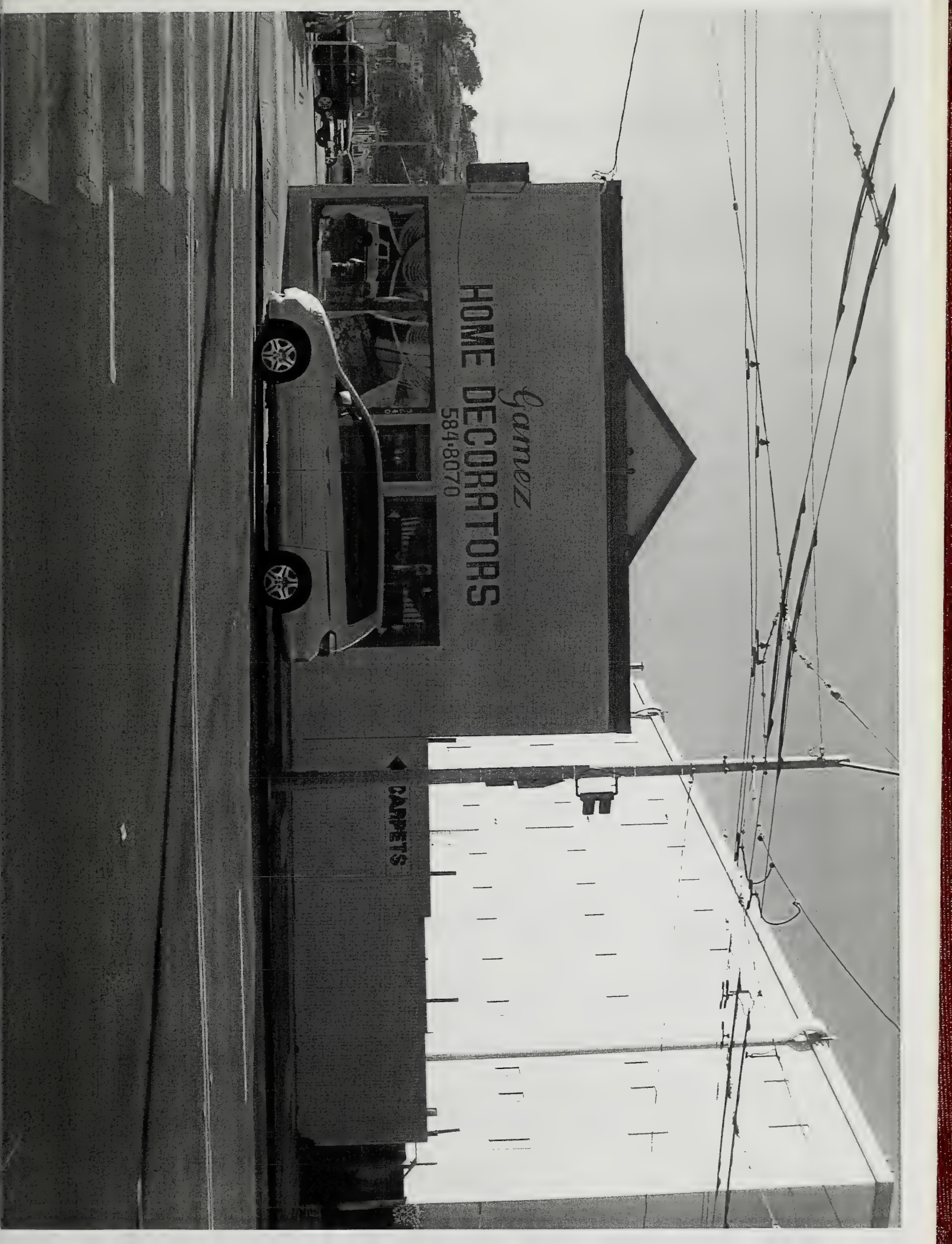
Signature: 
Mark Luellen, Preservation Coordinator

Date: 12-12-08

CC:

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\5640-48 Mission Street.doc



Gamez
HOME DECORATORS
584-8070

▲
CARPETS



SAN FRANCISCO PLANNING DEPARTMENT

Supplemental Information Form for Historical Resource Evaluation Potential Resource - Demolition - Alteration

Proposed project is: ☐ Demolition (DBI form 6) or ☒ Alteration (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: 136 Ord Street

Block No. 2657 Lot No. 4

Date of Construction: 1905 Check one: ☐ Actual ☒ Estimated

- Source for date, or basis for estimate: Sanborn Maps, Block Book, Water tap records

Architectural Style: Italianate

Architect and Builder: unknown

Original Owner: Patrick Campbell, ~1905-1916

Subsequent Owners (Dates of Ownership): John B. Campbell, 1916-1932; Thomas H. Campbell, 1932-1950; John Spence, 1950-1973; Verna Weaver, 1973-2008

Historic Name: Common Name:

Original and Subsequent Uses: Single family home

Has the building been moved? If yes, provide date: No

- Original Location:

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DOCUMENTS DEPT

JAN - 5 2009

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

SAN FRANCISCO
PUBLIC LIBRARY

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.

- Provide historic photographs, if available.

History

- Provide a written description of the history of the property, including any association with significant events or persons. See Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.
- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles, and publications.

Historic Survey Information

The Property is (*check all that apply*):

- ☐ Over fifty (50) years of age and proposed for demolition, or major alteration
- ☐ Listed in the 1976 Architectural Survey
- ☐ Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- ☐ Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
- ☐ Listed in the Unreinforced Masonry Building (UMB) Survey
- ☐ General Plan Referenced Building
- ☐ National Register and California Register Status Code of 7
- ☐ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- ☐ Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
- ☐ Is there an existing, proposed, or potential historic district to which the subject building would be a contributor?
- ☐ Other informational survey
 - Name of survey:
- ☐ Other, please list:

If you have been referred to MEA by staff, please enter name: Sophie Middlebrook

Building Permit number (if any): none

Form prepared by: John F. Moroney (owner) Date: October 16, 2008

Address: PO Box 424971, SF, CA 94142 Phone: 415-987-1754 E-mail address:

jfmoroney@usa.net

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

Aerial photograph of 136 Ord Street from recent times, Google Maps

Microfilm Record Request, SF Department of Building Inspection

Certificate of No Record, SF Department of Building Inspection

3R Report, SF Department of Building Inspection

Historical photographs from collection at San Francisco History Room, 6th Floor of the Main Branch of the San Francisco Public Library

Sanborn Fire Insurance Maps; 1899-1900; 1900, updated to 1905 (photocopy); 1900, updated to 1905 (digital photograph); 1900, updated to 1905 (digital photograph with detail of 136 Clara Avenue, now Ord Street, lot); 1913-1915; 1913-1928, corrected to 1950

Drawings and description from "Report of Market Street Extension Rapid Transit Tunnel Under Twin Peaks Ridge" by Bion J. Arnold, Consulting Engineer, Submitted October 7, 1912

The Block Book from 1901 and 1909

Spring Valley Water Company tap records

City Guides

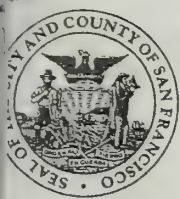
San Francisco Property Tax Records

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Categorically Exempt: Class 1(c)(1) addition to an existing structure that measures less than 2,500 ft².

12.31.08

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 136 Ord Street
Block/Lot: 2657/004
Case No.: 2008.1188E
Date of Review: December 29, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project includes raising the subject building 3-4 feet in order to create habitable living space at the ground level, reconfiguring the existing raised entrance in order to provide a primary entrance at ground level, and removing the existing brick veneer siding and to replace it with wood siding.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; Spring Valley water records indicate that the building was connected to the City's water system in 1905. Based on a review of historic Sanborn Fire Insurance Survey maps, it appears that the building that currently occupies the lot at 136 Ord Street was moved to its current location after 1905 and prior to 1913, at approximately the same time that Market Street was extended to include the south end of what is now known as Ord Street. On the 1900-1905 Sanborn Map, the street currently known as Ord Street was called Clara Street, and a long, rectangular single-story dwelling with an open front porch was located on the subject property. By 1913, the Sanborn Map illustrates that Market Street had been extended, much of the south end of the block had been demolished in order to accommodate the street extension, Clara Street had become the truncated Ord Street, and the footprint of the dwelling on the subject property had significantly changed to become a smaller, square single-family dwelling that may have included a front porch. The subject building was not included on any historic surveys or registers; however, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Ord Street, between Corbett Avenue and Market Street within an RH-2 Zoning District and a 40-X Height and Bulk District, in the Upper Market neighborhood. The subject block consists primarily of one- and two-family residential structures that are one- and two-stories in height above grade. Three of the five houses on the West side of Ord Street at this location – including the subject building – have unusually deep front setbacks. Buildings on the opposite side of

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Ord Street appear to have been constructed after the Market Street extension, and are built up to the front property line.

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been moved to its current location sometime between 1905 and 1913; the move may have coincided with the extension of Market Street and the reconfiguration of Ord Street, which had been formerly called Clara Street. The dwelling that appears on the 1905 Sanborn Fire Insurance Map does not appear to be the same structure as that that is illustrated on the 1913 map; it appears that the earlier dwelling was demolished or relocated. By 1913, Market Street had been extended and both sides of what was now called Ord Street had been fully developed. As noted in the submitted Historic Resource Evaluation, there is no clear pattern of development on the west side of Ord Street at this location. Other than the typical pattern of establishing a residential development block the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from the Spring Valley water records provided by the project sponsor indicates that the first known owner of the subject building was Patrick Campbell, and that the subject property remained in the Campbell family through the mid twentieth century. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-basement, wood frame, flat front, single-family dwelling clad in brick. It appears likely that the exterior brick was applied over – or perhaps replaced – coved wood siding. Elements of the form of the building suggest the Italianate architectural style of the late nineteenth century, while features such as the wood, double-hung windows appear to be based on a modified craftsman architectural style of the early twentieth century.

The subject building has a recessed primary entrance accessed from a flight of stairs that leads to the upper floor from the ground level in the front garden. Openings at the upper level are symmetrical, with a window on either side of the main entrance. At the basement level, the front elevation is supported by a concrete foundation with a window on the north side and double doors on the south side.

The subject building does not appear to have the distinctive architectural features that are distinctive of a type, period, region, or method of construction. The subject building does not appear eligible for inclusion on the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: It appears that the exterior form of the street-facing elevation has been minimally altered since its original construction. No permits indicate substantial alteration. It does appear, as noted above, that the exterior cladding on the subject building is non-original. It appears that the extant brick cladding was added and may have replaced horizontal, coved wood siding

It does not appear that the subject property is a contributor to a potential historic district.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

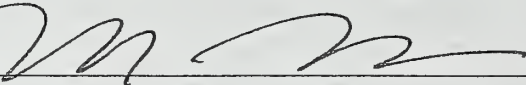
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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be located in a potential historic district; as proposed, the addition will not have an adverse effect on off-site historical resources, such as adjacent historic properties.

PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, Preservation Coordinator

Date: 12-31-08

CC:

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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136 Ord Street, Facade

